

38c 1961

Attorney General Says: Defense Dep't Aids Home Bias In Los Angeles

LOS ANGELES—Attorney General Stanley Mosk has revealed that the Department of Defense is helping housing discrimination in Los Angeles and violating defense security regulations.

In a speech to the fourth annual Police-Community Relations Institute at the University of Southern California, Mosk stated that his office is now working on cases in which the Army has purposely obtained housing in Negro neighborhoods for Negro personnel attached to Nike missile sites in the Los Angeles area.

Housing of personnel in these areas, many miles distant of the site, is in direct disagreement with Army security regulations demanding that key Nike personnel be housed within five minutes of the defense missile site.

"In bowing to the will of realtors or private property holders who refuse to rent or lease to Negroes," Mosk said, "the Army is not only aiding the perpetuation of discrimination in housing, it is also violating a regulation established for the security of the nation."

"We have been in contact with Charles Finucane, Assistant Secretary of Defense for Manpower, Personnel and Reserve since last September, in regard to this problem and have had no success."

Particularly objectionable to Mosk was a directive issued by headquarters, 47th Artillery Brigade (Air Defense) at Fort McArthur, which stated, regarding lease contracts for housing: "There is no race clause in the contract; however, the lessor and the community must be satisfied with the tenant. If the lessor is

CALIFORNIA

At Baptist Ministers' Meet

California Governor Vows Anti-Prejudice Campaign CORE Ups Pressure On Coast Housing

(Courier News Service)

LOS ANGELES — Gov. Edmund Brown told the Baptist Minister's Conference here last week that he is conducting persistent campaign to break down discrimination and prejudice in California.

Brown reminded the pastors that the first bill he fought for and finally signed at the beginning of his administration was the FEPC legislation which is now a state law.

Pittsburgh
BROWN SAID he is trying to impress upon everyone the fact that an individual should be judged "for what he is and not by his race."

The governor also told of his appointment of Cecil Poole as the first Negro Clemency Secretary, of his upgrading of Edwin Jefferson as a justice of the state courts and of his appointment of Vaino Spencer as the first Negro woman judge in the West. (Poole is now U. S. Attorney for Northern California.)

Brown was heartily applauded by the ministers for his forthright statements against discriminatory practices of any kind.

P. 5385
LOS ANGELES—Congress of Racial Equality (CORE) officials have indicated that greater pressure will also be brought to bear on the West Coast for integrated housing.

As has been planned in Philadelphia, Baltimore, Brooklyn and Long Island, CORE's campaign will include negotiations with mortgage firms, lending agencies and banks, together with apartment operators and development firms.

Failing this, the organization, of which James Farmer is national director, said picketing, leaflet distribution and sit-ins will be conducted.

Pittsburgh
THE CAMPAIGN will eventually be national in scope.

Brooklyn has had one sit-in. West Coast targets will be the Leimert Park area of Los Angeles, and Glendale, Burbank, Torrance and Monterey Park.

NEW CANAAN GETS HOUSING-BIAS POLL

New Canaan Times
N.A.A.C.P. Queries Owners
on Selling Negroes Homes

By RICHARD H. PARKE

Special to The New York Times

NEW CANAAN, Conn., Aug. 5—A survey to determine whether Negroes would be welcomed as home owners here is being taken by the local branch of the National Association for the Advancement of Colored People.

Post card questionnaires, requiring no signatures, are being sent to 300 residents selected at random.

They ask whether the recipients would "willingly" receive members of racial groups other than their own in their immediate neighborhoods; whether they would sell property to other races, and whether they would resist "panic selling" if homes in the area were bought by persons of a different race.

The survey was suggested by Mrs. Clarence King of 126 Silvermine Road. Mrs. King and her husband, a retired Columbia University professor, are members of the N.A.A.C.P. and have long been active in work in behalf of Negroes.

Reached at her home in Nantucket, Mrs. King said the survey was not designed to determine the "number of people here who are for or against integrated housing."

"The idea," she said, "is to get people to think and talk about this vital question and, in many cases, to try to clear their own thoughts on where they stand."

Frank Discussion Urged

She said that more "frank discussion" of integrated housing "may help give our real estate dealers some idea of how people are reacting." The dealers, she said, are in a "difficult position because they want to serve the people and can only go as far as public opinion will support them."

She said she recently had received an anonymous letter from a town resident telling of two houses for sale in a "white" neighborhood. The writer observed that "if the Negro community is serious about this [integrated housing] a positive

offer should be made for a house of this nature."

Mrs. King said she suggested the survey after her son, Lowell, a divinity student in California, had told her of a similar survey in Princeton, N. J.

New Canaan's Negro population is estimated at several hundred, most of whom live near the town's center. The town's total population is 13,500. The N.A.A.C.P. branch has 300 members, many of them white.

**CORE Stages Rally
To Protest Housing**
Advancement of Colored People

NEW HAVEN, Conn. (AP)—The local branch of the Congress of Racial Equality (CORE) staged a rally and a brief sit-down demonstration Friday to protest what it calls discriminatory housing practices in New Haven.

Post card questionnaires, requiring no signatures, are being sent to 300 residents selected at random.

There were no incidents to

members of racial groups other than their own in their immediate neighborhoods; whether they would sell property to other races, and whether they would resist "panic selling" if homes in the area were bought by persons of a different race.

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NOVEMBER

CONNECTICUT

Negro Sues Bi-Racial Project For Right to Buy Certain House

New Haven Journal-News
P 33 M By RICHARD H. PARKE

Special to The New York Times

NORWALK, Conn., Nov. 1—A Negro has brought suit against a long-established integrated housing development here to permit him to buy one of its houses.

Charles S. Vaught, a 43-year-old electronics technician employed by Columbia University, accused the development, known as the Village Creek Homeowners Association, Inc., of having prevented him from purchasing a \$21,000 house from its owners at 2 Split Rock Road.

The head of the association said the house Mr. Vaught wanted to buy was one of the first three still occupied by whites in the section, and she felt there was a possibility it would become a Negro "ghetto."

Temporary Writ Asked

Mr. Vaught, who lives at 52 St. Nicholas Place, New York City, asked Judge Thomas E. Troland in Superior Court, Bridgeport, for a temporary injunction that would prohibit the sale of the house pending further hearings. Judge Troland reserved decision.

Mr. Vaught testified that Mrs. Barbara B. Kerschner, president of the association, had told him the association wished to preserve a balance between white and Negro families in the area. He said she had informed him that members of the group, meeting on Aug. 24, had voted to exercise an option to buy the house themselves.

A week earlier, he testified, the owners, Mr. and Mrs. Henri Huse, had agreed to sell the house to him and his wife Gertude.

Mrs. Kerschner told the court the association felt the sale of the house involved a "dangerous position" for the community.

Other Houses Offered

"We wanted to protect an integrated community," she said, "and Mr. Vaught was told he could buy any other house within the association, but not this one."

The development, founded twelve years ago, is composed of storefront property on the

3 FAITHS FIGHTING BIAS IN WESTPORT

Open-Occupancy Housing
Sought by Protestants,
Catholics and Jews

Special to The New York Times.

WESTPORT, Conn., Feb. 4.—A move to end housing discrimination here has been started by members of seven religious congregations—Protestant, Roman Catholic and Jewish.

The congregations include the Saugatuck and Green's Farms Congregational, First Unitarian of Fairfield County, Community Methodist, the Roman Catholic St. Luke's and Church of the Assumption, and Temple Israel.

The Rev. Richard L. Snyder, spokesman for the group, said this week the members were concerned "that people from minority ethnic, religious or racial groups cannot buy property in Westport even if they can afford it."

Mr. Snyder, who is assistant minister of the Saugatuck Congregational Church, said there was "no serious or acute problem in Westport, but there is a problem."

He explained that the group members, acting independently of the congregations they represented, would attempt to persuade religious groups here to study and "perhaps act upon the matter of open-occupancy housing."

Pledge Cards to Be Used

Copies of an open-occupancy agreement will be distributed in the edifices. A signer pledges that he will welcome into his neighborhood any resident of good character regardless of race, creed or color and will be willing to rent or sell to such a person.

It was understood that there have been frequent instances here where Negroes have been unable to rent or buy property and that there have been some cases of similar discrimination against adherents of the Jewish faith.

Mr. Snyder, who emphasized that other towns in Fairfield County and elsewhere in the state faced similar discrimination, said his group recognized "the moral imperative" to deal with discriminatory practices.

Serving as a steering committee for the informally organized

group are Mr. Snyder, Mrs. William Whiteley, Mrs. Edgar T. See, Mrs. Penn Kimball and Alan Nevas.

CONNECTICUT

'Closed occupancy' setback

HARTFORD, Conn.—The Connecticut Commission on Civil Rights has ordered a housing developer to discontinue its refusal to sell to colored buyers.

The order was issued against Albert Swanson and EFS, Inc., of Hamden, Conn.

It was based on a complaint that the firm refused to sell a house in a Hamden development to Mr. and Mrs. DeWitt Jones of 255 Starr St., New Haven.

The Commission, headed by Elmo Roper, further ordered Swanson and Associates to set aside and make available for Mr. and Mrs. Jones an available house of their choice within 30 days of Jan. 9, the date of the decision.

Joseph B. Burns, West Hartford attorney was chairman of the hearing tribunal. Other members were Martin F. Stempien, attorney, of New Britain, and the Rev. Julian A. Taylor, of New Haven.

Opinions on mixing differ in Connecticut

HARTFORD, Conn.—Ninety per cent of colored residents of the state favor "open occupancy" in housing, according to a two-year integration study recently completed by the state.

White residents, according to the State Commission on Civil Rights, are generally against it and regard new colored residents in formerly all-white communities as "a threat."

The Commission reported: "We feel that the overwhelming demand of our colored population for complete integration in Connecticut is inseparably a part of the rising protest of the colored races everywhere against discrimination and exploitation."

"They are, in effect, becoming increasingly impatient with the prospect of having to withdraw, after the day's job is done, within the social and psychological barriers of the invisible ghetto."

The state has 107,800 colored residents. Although the colored residents are almost unanimously for complete integration, the white populace showed:

Seventy per cent are for school, employment and church integration; 60 per cent for hotel and restaurant integration. Downright opposition to residential integration was firmly voiced by 37 per cent while 46 per cent objected to mixed social affairs.

Rusk Rejects Racial Barriers in Buying Home

The Washington Post
Secretary of State Dean Rusk refused to sign the restrictive covenant that almost invariably accompanies the purchase of a home in Spring Valley.

The Washington Post
The W. C. & A. N. Miller Development Co., agent in Rusk's purchase of a four-bedroom home at 4980 Quebec St. NW, bowed to Rusk's request that the deed be free of the com-

pany's customary barriers to occupancy of a Spring Valley home by Negroes or "any person of the Semitic race, blood or origin," including "Jews, Hebrews, Persians and Syrians."

At the bottom of the deed on file in the office of the Recorder of Deeds is the statement that execution of the document was made "with the consent" of the company.

Roger W. Tubby, Assistant Secretary of State for Public Affairs, told *The Washington Post* that the Georgia-born Rusk "did not wish to sign" a deed with a restrictive covenant "and did not sign . . . He feels strongly on such matters. He takes exception to any kind of restriction based on race or creed."

The deed was signed for the company by Allison N. Miller Jr., president, who could not be reached for comment, and Lewis W. Machier, secretary, who said, "I don't know a thing in the world about it."

Asked who might know about the transaction, he named William Miller, vice president in charge of sales, but added that he is in Florida and cannot be reached.

The home was purchased from Col. Russell Skinner (USA-Ret.) and Mrs. Skinner. The price indicated by tax

stamps affixed to the deed was \$56,000.

In Miller-developed Spring Valley and Sumner, the company buttresses its restrictive covenants—which cannot be enforced in court—with a requirement that new purchasers must designate the Miller firm as agents for resale.

Housing Bias *The Washington Post* Target of Drive

The Washington Post
Response to early campaigning has raised hopes that 30,000 or more Washington area persons will sign pledges against discrimination in housing.

The Washington Post
Laura K. Popeno, director of the Greater Washington Good Neighbor Campaign, said letters calling for volunteers have been answered by representatives of 35 civic groups, not counting churches. The campaign is being sponsored by the National Capital Area Council of (Protestant) Churches, the Jewish Community Council and the Catholic Interracial Council.

The Washington Post
The drive will open officially Thursday with an instruction meeting for volunteers at 8:30 p.m. at the All Souls Unitarian Church.

U.S. Studies Legality of Housing Covenants

The Washington Post

By Morton Mintz

Staff Reporter

A Justice Department staff study is underway to determine the right of a mine owner to dispose of his property if the devices used to mine it are restrictive real estate.

He contends that the Sherman Act makes such restrictions even more arbitrary.

Anti-Trust Act.

Lee Loevinger, who was con-

demned by the Senate on

Wednesday as head of the

Anti-Trust Division of the

Justice Department, ordered

theories. Persons found guilty of

imposing such contracts are

Washington two weeks ago.

He told of it on Tuesday in

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Sen. Kenneth B. Keating (R-

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In a statement yesterday,

Keating said that tying racial

covenants to restrictive resale

provisions "does raise a seri-

ous question of restraint of

trade as well as civil rights,

which has troubled me for

some time."

Loevinger declined to dis-

cuss the study with a report-

er. But it was believed that

it concerned the following re-

strictive devices that may not

be enforceable in court:

• A requirement that the

home buyer agree in writing

to give the realtor who sold

him the house the first and

exclusive listing should be put

it up for sale, thus perpetuat-

ing that realtor's control.

• A requirement that the

buyer agree in writing to give

the realtor the privilege of

approving the next purchaser

of his home.

Racial Restrictions

These devices have been used to bar home occupancy in the Spring Valley and Summer neighborhoods to Negroes or "any person of the Semitic race, blood or origin," including "Jews, Hebrews, Persians and Syrians."

In the past, the Anti-Defamation League of the B'nai B'Rith has informally argued to Government lawyers that such devices violate both common law doctrines and the Sherman Act.

Herman Edelsberg, Washington director of the League, said common law forbids arbitrary restrictions on an owner's right to dispose of his

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33 Groups Ask Presidential Ban On Public-Housing Discrimination

The Courier-Journal
LITTLE ROCK
Say 80 Pct.
Is Segregated

By HAROLD OLIVER

Associated Press Writer

Washington, Sept. 27. — ~~Thirty-three national organizations~~ asked President Kennedy Wednesday to ban discrimination in all ~~federal~~ housing activities.

The groups, representing religious, civil-rights, labor, and civic organizations, issued a supporting brief saying more than 80 per cent of federally sponsored public housing is operated on a segregated basis.

New segregated public housing projects continue to receive Federal approval, the brief said. The National Committee Against Discrimination in Housing, of which the 33 groups are members, announced the action at a news conference.

Policing Committee Urged

Recalling Kennedy's campaign promises to end discrimination in Government-aided housing, the N.C.D.H. said:

"We are confident that the President intends to honor this pledge and that he will agree to do so."

The executive order proposed by the group would prohibit discrimination or segregation in all housing which receives Federal aid, direct or in-kind.

Would Set Up Committee

It would require inclusion of an antidiscrimination clause in every housing agreement or contract involving Federal funds, assistance or credit. Violations of such agreements would be referred to the Attorney General for "appropriate action."

A committee would be established composed of six members appointed by the President, with the chairman of the U.S. Civil Rights Commission as ex-officio member. This committee would police com-

pliance, recommend improvements, and report findings to the White House at least once a year.

Major Complaints Listed

Principal complaints of the N.C.D.H. are:

1. The Government "approves urban-renewal projects, despite exclusion of minority families from the new housing and wholesale displacement of minority families from areas of long continued occupancy. Entire Negro neighborhoods are being cleared to make room for housing restricted to whites only."

2. The Federal Housing Administration and Veterans Administration "continue to underwrite racially exclusive suburbs . . . less than 2 per cent of the new homes insured by F.H.A. have been available to nonwhite families. . . . F.H.A.'s own analysis of nonwhite occupancy of newly constructed private housing in selected metropolitan areas from 1950 through 1956 underscores the infinitesimal amount of new housing available to nonwhites: Boston, .2 per cent; Philadelphia, .7; Detroit, 1.4; Los Angeles, 1.9; Seattle, .8."

Principal officers of the N.C.D.H. are Charles Abrams, president; Algernon D. Black, board chairman, and actress Myrna Loy, advisory council chairman.

Kennedy to Ban Color Line In U.S.-Supported Housing

The New York Times
P.1 Sept. 28-61
By PETER BRAESTRUP

Special to The New York Times

WASHINGTON, Sept. 27.—An Executive order banning discrimination in federally aided housing is being prepared at the White House. The timing and scope of the order have yet to be decided, it was said. Informed officials understood. Informed officials indicated that President Kennedy would probably issue the order before Congress reconvenes in January.

The Federal Civil Rights commission, it was also learned, has virtually completed a report on discrimination in housing. The report, to be submitted to Mr. Kennedy next week, is said to contain a recommendation for an Executive order.

The commission made a similar plea in 1959 to President Eisenhower. Mr. Kennedy, during his campaign for the Presidency last fall, promised to issue such an order and criticized General Eisenhower for not having done so.

"If he does not do it, a new Democratic administration will," Mr. Kennedy told reporters Aug. 9, 1960.

Plea by Committee

As informed officials saw it, the adjournment of Congress meant that an anti-discrimination housing order could be issued by the White House without jeopardizing key legislation by inflaming Southern opposition.

Coinciding with today's adjournment was an appeal to President Kennedy for such an order by the bipartisan National Committee Against Discrimination in Housing. The President was urged to end the Government's role as an "architect and enforcer" of segregated housing.

At a news conference commit-

Hence, it declared, the Government has an obligation to assure that such benefits are not distributed by public or private groups on the basis of race.

The committee provided in its proposed order a supervisory "President's committee on discrimination in housing."

Any Federal agency unable to obtain compliance with the order would refer the matter to the Justice Department.

Asked if proposed ban would extend to financial institutions whose deposits were federally insured, committee spokesmen said this and other areas remained to be decided.

The group made these charges:

"More than 80 per cent of federally sponsored public housing is segregated, and 'new' segregated public housing projects continue to receive Federal approval,"

"In urban renewal, Negro neighborhoods are razed to make room for housing restricted to whites."

The Federal Housing Administration and the Veterans Administration still underwrite racially exclusive suburbs. "New all-white towns which could not have been built without [Federal] financing assistance surround all our major cities." Less than 2 per cent of new homes insured by the F.H.A. have been available to nonwhite families.

In only two minor Federal programs—relocation housing and housing for the elderly—is non-discrimination required. Yet, "where it has been tried, open occupancy in housing works."

Obligations Cited

The committee made public its draft version of an Executive order, which it mailed to the White House last Friday.

It would bar discrimination by Federal, state and local agencies operating federally assisted housing, and by individual corporations and other agencies in the housing industry that received assistance from the Government "whether in the form of subsidy, loan, Mortgage insurance, commitment for mortgage insurance, advice and approval on the selection of sites and methods of construction, or otherwise."

The builder who uses Federal Housing Administration mortgages, the redeveloper in subsidized land and the mortgage company, the committee said, "are conduits through which the benefits of government action flow to the consumer."

Finding A House In Washington

*The movement
Advertiser*
A Letter To The Washington Star.

OCTOBER

D.C.

earnestly call attention to the necessity for concrete action now to correct these abuses.

ROBERT J. HARLAN, Attorney.

I AM a life-time Negro resident of Washington and my taxes help support the District of Columbia, but can I purchase a house of my choosing here? The answer to this question I have had, not once, but many disappointing and humiliating times.

I am, of course, acutely aware of the problems of our State Department in trying to secure appropriate housing for the diplomatic representatives of the many new, independent African countries. However, this problem is merely a natural consequence of the degrading situation that has confronted Negroes in Washington for decades.

The State Department's dilemma is certainly appreciated, but I also feel, and very emphatically, that the matter cannot and should not end with the ~~indulgent pacification~~ of these dark-skinned representatives. All persecuted minorities, including the American Negro, must be benefited.

It is inconceivable in a nation dedicated to equal opportunities and the human dignity of man that a deplorable situation is condoned in the National Capital of our great democracy, in which the Supreme Court decision declaring "restrictive covenants" unconstitutional is being circumvented in attempts to maintain the status quo in those communities which real estate brokers feel should remain ~~white~~ forever.

This is what happens! I contact a salesman, representing brokers who are members of the Washington Real Estate Board, Inc. He is cordial in showing me the properties listed with his office. He goes into minute detail regarding financing, taxes, etc.,

but after showing me the property he makes this statement: "Of course, you understand that the owner may not want to sell to Negroes. So far as our office is concerned, it does not make any difference whatever. I hope you will appreciate what might happen to our business if we develop a reputation in the community for 'breaking blocks.'"

JUST the other day I was shown a piece of property in the Chevy Chase area and the usual conversation took place, with this added comment: "I will discuss your interest in this property with our sales manager and let you know."

On the afternoon of the same day, I heard from the salesman and was informed that he had not talked with his sales manager but directly with the owner. The latter's response had been: "I would not play a trick like that on my neighbors."

I might have argued with the salesman as to what sort of trick was in-

volved in selling property to a Negro, but I preferred to consider this a typical affront experienced by my race in trying to purchase in areas of the District not generally inhabited by Negroes.

Jews, Greeks and other minorities suffer the same discrimination in our Nation's Capital, although the Supreme Court has ruled that any efforts to restrict the sale of property because of racial or ethnic origin is unconstitutional. An important factor in this deplorable situation is that the real estate brokers have used and are using many devious ways to circumvent "the law of the land."

What can our board of commissioners do to protect the rights of Negroes and other citizens?

To put Negroes and other minorities on an equal footing with all other citizens in Washington, it is suggested that the commissioners adopt the following regulation: That no real estate broker may list property for sale in the District of Columbia without first advising the seller thereof that the property will be sold to purchasers regardless of race, color or creed.

IT IS NO valid criticism of this suggested regulation that a person has a right to sell his property to whom he pleases. With this I heartily agree, but I do not feel that any real estate broker has the right to decide where I will buy, all other things being equal. There is nothing, of course, to prevent an owner from selling his own property, if he so desires.

From the economical and practical point of view, I am confident that you understand that the owner may not want to sell to Negroes. So far as our office is concerned, it does not make any difference whatever. I hope you will appreciate what might happen to our business if we develop a reputation in the community for "breaking blocks."

Very often the seller may even get more money from a Negro than a Caucasian. I have been shown property in areas which are "changing." The asking price for this property is often as much as \$10,000 more than the purchase price five or ten years earlier. Yet this property is much depreciated, has outdated equipment and facilities and generally, is not comparable to property in newly developed areas which is being offered for sale "to white only" at a price comparable to, and in many instances less than, the price asked for the older property.

What I have written can be duplicated by members of any minority group in Washington. My experiences are not isolated episodes and so I

Housing Challenge Aired

The Christian
By Lyn Shepard

Staff Writer of
The Christian Science Monitor

Science Monitor
Boston

A New York state and national leader in the field of fair housing practices calls his work "the toughest and yet the spiritually deepest side of human relations."

Algeron D. Black, chairman of the New York State Committee Against Discrimination in Housing, maintained at the Boston College Law Forum Thursday that more important than integrated housing itself are the human relationships which blossom out of it.

"If the idea of integration stopped at the point of a Negro buying a house in a white neighborhood, this would be a pretty empty business for all involved."

"But everybody wants to be wanted," he said.

Mr. Black warned that unless America can make minority groups—especially the Negro—feel wanted, it cannot survive.

"I'm not sure that it deserves to survive under those conditions," he added.

Trend Spreads

The New York housing leader recalled the historical development of fair housing practices in his state and commented upon corresponding advances made since World War II in Massachusetts.

He called legislative action in the Bay State "very encouraging to national fair housing officials," but noted that less than 1 per cent of Federal Housing Administration loans in Boston have been made available to nonwhites.

The northern trend toward enactment of fair housing legislation started in New York, Mr. Black said, but now has spread to 16 other states, nine of these now including anti-discrimination statutes in privately financed housing.

Mr. Black cited exposure of housing bias, publicity, and public powers to combat discrimination as the evolutionary steps in promoting fair housing practices.

Tenacity Pays Off

Sometimes resistance is entrenched and housing reform comes only after long hassles.

"It took us nine years to have the 12,000-apartment Stuyvesant Town Development constructed by the Metropoli-

tan Life Insurance Company drop its discriminatory clause against Negroes," Mr. Black recalled.

But the tenacity of fair housing groups has paid dividends.

"We've noticed far greater compliance by real estate firms. They're accepting open access as a fact of life."

In New York City Mr. Black told the gathering of fair housing leaders on hand, the

Housing Rights Pressed on Banks

By the Associated Press

Washington

The Civil Rights Commission urges that the government require practices barring racial discrimination in all home mortgage lending institutions supervised by a federal agency.

The commission Thursday split 4 to 2 on this recommendation. One dissenter, the vice-chairman of the commission, Robert G. Storey, declared he is "very much opposed to further intervention by the federal government into the affairs and policies of private financial institutions."

But the six-member group was unanimous on two others:

1. That the President issue an executive order designed to insure all Americans equal access to the benefits of federal housing programs.

2. That the President direct the Federal Housing Administration, Veterans Administration and Federal National Mortgage Association to take steps to assure nondiscrimination by builders, banks and brokers who participate in government programs.

The commission said little progress has been made since 1959 in solving housing problems of Negroes and other minorities.

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In submitting the report to President Kennedy and Congress, Chairman John A. Hannah said, "I think it particularly important that mortgage lending institutions recognize and assume their re-

Non-Discrimination Order Is Urged on Home Loans

Civil Rights Commission

Asks Kennedy Act

By W. JOYNES MACFARLAND

WASHINGTON (AP)—The Civil Rights Commission urged Thursday that the government require practices barring racial discrimination in all home mortgage lending institutions supervised by a federal agency.

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The commission said little progress has been made since 1959 in solving housing problems of Negroes and other minorities.

Its announcement termed the recommendations "a sweeping proposal to halt discrimination in most 'conventionally financed' housing, public housing, urban renewal, housing for the elderly and homes built with the aid of FHA mortgage insurance, VA loan guarantees, and FNMA secondary market purchases and sales."

In submitting the report to President Kennedy and Congress, Chairman John A. Hannah said, "I think it particularly important that mortgage lending institutions recognize and assume their re-

sponsibility for assuring equal housing opportunity."

Hannah is president of Michigan State University.

WHITE HOUSE TO STUDY

The White House said last week the findings would be studied in connection with possible presidential action before January to end discriminatory housing practices.

That comment came after 33 national organizations represented by the National Committee Against Discrimination filed a request for an executive order ending such discrimination.

Federal agencies that supervise mortgage loans are the Federal Home Loan Bank Board, the Comptroller of the Currency, Federal Deposit Insurance Corp., and the Board of Governors of the Federal Reserve System.

Commissioner Robert S. Rankin concurred in part and dissented in part with the recommendation to require financial institutions under federal regulation to have nondiscriminatory mortgage loan practices.

STOREY'S DISSENT

Storey, president of the Southwestern Legal Foundation of Dallas, said: "Private financial institutions, even where their activities

are in part already regulated by the federal government, are primarily business institutions and not institutions for social reform.

"Recommendations, such as this, for increasing federal control assume a totally powerful government with unending authority to intervene in all private affairs among men, and to control and adjust property relationships in accordance with the judgment of government personnel."

Rankin agreed mortgage credit should be available without regard to race, color, or creed but could not agree the best method "is wholesale federal intervention." Rankin is professor of political science at Duke University, Durham, N.C.

The housing report, third portion to be made public of what is to be a five-part 1961 commission report, points an accusing finger at the federal government itself.

Only the Federal Home Loan Bank Board has adopted a policy against discrimination, the commission said. The board did so in June.

CONGRESS SILENT

The commission found discrimination problems exist throughout the country for reasons unrelated to personal wealth or ability to pay.

The report said: "Seventeen states and numerous cities have enacted laws and ordinances prohibiting discrimination in housing.

"Congress has remained silent."

The commission unanimously recommended either executive or congressional action to require communities receiving federal urban renewal assistance to provide adequate housing for persons displaced.

Another unanimous recommendation urged congressional action to assure decent housing for persons displaced by construction of the interstate highway system.

RIGHTS UNIT URGES HOUSING BIAS BAN

Sweeping Executive Order Suggested—Would Include Private Mortgage Lenders

By PETER BRAESTRUP

Special to The New York Times

WASHINGTON, Oct. 5—The Civil Rights Commission urged President Kennedy today to issue a broad Executive order banning racial discrimination in Federally aided housing and by Federally supervised mortgage lenders.

By including private lenders, such as banks and savings and loan associations in its suggested order, the commission went well beyond its proposals to President Eisenhower in 1959. The proposals also even exceeded the recent recommendations of private civil rights groups.

Conceding that the Administration and Congress would have to work out rules and sanctions, the commission's staff director, Berl I. Bernhard, said

that the panel's 195-page report "broke new ground."

If all its recommendations were implemented, the commission estimated, they would affect roughly 90 per cent of privately financed home sales, as well as all existing public housing, urban renewal projects and housing for the elderly.

Findings Were Expected

The commission's findings came as no surprise to the White House. The Administration has been considering an executive order on discrimination in housing. Mr. Kennedy had pledged such an order in his campaign for the presidency. But the details, timing and scope of the order yet be decided.

The report cited some instances of discrimination against Jews and other minority groups, but it centered on the housing problems of Negroes. It urged "equal opportunity" in housing for all Americans, regardless of race, color, or creed.

The six-man bipartisan commission, headed by Dr. John A. Hannah, a Republican and president of Michigan State University, found that:

"At all levels of the housing and home-finance industries—from the builders and the lender to the real estate broker and often even the local housing authority—Federal resources are utilized to accentuate" discrimination.

This, the commission said, is a strange phenomenon in a nation that cherishes individual freedom, for in housing, as elsewhere, the essence of freedom is choice.

Nevertheless, the panel charged that the Government "has done virtually nothing" to prevent discriminatory use of Federal housing benefits. The commission noted that in 1959 it had recommended issuance of an executive order by Mr. Eisenhower. "The need still exists," it said.

In addition to the executive order, the commission recommended action in these fields:

FEDERAL HOME LOAN PROGRAMS

The President should direct three key agencies to take steps, possibly including specific clauses in written agreements.

to assure nondiscrimination by builders, brokers, and banks participating in their programs.

These agencies are the Federal Housing Administration, which currently insures 21.5 per cent of all nonfarm mortgages; the Veterans Administration, which guarantees home loans by veterans; and the Federal National Mortgage Association (Fanny May), which buys and sells private home mortgages previously insured by F. H. A. or guaranteed by the V. A.

FEDERALLY REGULATED

LENDERS

The President or Congress should require nondiscrimination by all financial institutions that are supervised by the Federal Home Loan Bank Board, the Controller of the Currency, the Federal Deposit Insurance Corporation and the Board of Governors of the Federal Reserve System.

Regulated, aided, or supervised by these four agencies are banks and savings and loan associations that hold more than 60 per cent of the nation's non-farm mortgage debt. The panel said they constituted "a major factor in the denial of equal housing opportunity."

Sharply dissenting from the proposal for antibias regulation of these institutions was the commission's vice chairman, Robert G. Storey, a Dallas lawyer and former president of the American Bar Association.

Mr. Storey said he deplored racial bias, but declared himself "very much opposed to further [Federal] intervention into the affairs and policies of private financial institutions."

Such institutions, he contended, even when partly regulated by the Government, are "primarily business institutions" and not instruments for social reform.

Mr. Storey's objections, the report indicated, were shared by officials of the four Federal agencies affected, although the Home Loan Bank Board passed June 1 an antibias resolution. Unlike the commission and the V. A. and F. H. A., the report said the four supervisory agencies all believed that "race may properly be a consideration in deciding to make a real estate loan."

Another commissioner, Robert S. Rankin, chairman of the Political Science Department at Duke University, filed a dissent in part. He urged that new regulation be limited to the 1,873 savings and loans associations that are members of the Federal Home Loan Bank system.

RELOCATION HOUSING
Communities receiving Federal urban renewal assistance be required to assure relocation in adequate housing for persons—now mostly Negro—who are displaced by slum clearance.

URBAN RENEWAL

The Urban Renewal Administration should require that contracts between local public housing authorities and private redevelopers contain a provision assuring access to the housing to all applicants on a nonracial basis.

HIGHWAY PROGRAM

Congress should require that, in the administration of the interstate highway program by the Bureau of Public Roads, states assure adequate housing for those displaced by construction.

FACT-FINDING

All Federal agencies concerned with housing and housing credit should undertake surveys to determine the availability of credit and the impact of Federal housing policies among minority groups.

The Commission on Civil Rights created by Congress in 1957 is charged with fact-finding and making recommendations in the field of civil rights. Its members are appointed by the President. Besides Dr. Hannah, Mr. Storey and Mr. Rankin, they are the Rev. Theodore Hesburgh, president of Notre Dame, Erwin N. Griswold, dean of the Harvard Law School, and Spottswood W. Robinson 3d, dean of the Howard University Law School.

JFK Urged To Issue New Order On Housing Civil Rights agency hits discrimination

WASHINGTON — The U.S. Deposit Insurance Corporation, Board of Governors of the Federal Reserve System (Rec. 3) revealed no Federal regulations with respect to discrimination by banks it supervises.

The three recommendations add up to a sweeping proposal to halt discrimination in most "conventionally financed" housing as well as in public housing, urban renewal, and equal treatment from Federally supervised mortgage lending institutions.

This recommendation is contained in a report on and homes built with the aid of the Federal Reserve System, ending authority to interfere in all private affairs among men, and to control and adjust property relations in accordance with the judgment of Government personnel."

Prior volumes IN SUBMITTING the report, Dr. John A. Hannah, Chairman of the Commission will shortly issue the remainder of its Report, covering Employment, and the Administration of Justice.

Bank of Chicago, Detroit Branch, stated:

TO EFFECTUATE the proposal for an executive order that mortgage lending institutions recognize and recommended:

That the President direct for assuring equal housing opportunity. If bankers, with the cooperation and direction of the Federal Government, will exert the same of its authority to secure

take steps to assure non-discrimination by builders, have exercised in other banks and brokers who participate in Government programs, and that he designs practical and attainable."

That the President of the Federal Home Loan Bank Board, Comptroller of the

Non-Discrimination by all financial institutions engaged in the mortgage loan business Federally regulated lending institutions, which hold more than 60 per cent of the National Home Loan Bank Board's non-farm home mort-

gage debt," are a major factor in the denial of equal opportunity."

APART FROM A resolution opposing discrimination adopted by FHLBB in June 1961, the Commission inquiry revealed no Federal regulation which has a policy with respect to discrimination by banks it supervises.

Recommendation 3 brought a sharp dissent from Vice Chairman Robert G. Storey, who said, "recommendations, such as this, for increasing Federal control as

sums a totally powerful National Government with unequal opportunity in housing, of FHA mortgage insurance, ending authority to interfere in all private affairs among men, and to control and adjust property relations in accordance with the judgment of Government personnel."

The Commission found widespread denials of equal opportunity in housing on racial grounds. Noting that the housing and home finance industries rely heavily on Federal contributions, the Commission pointed out that the housing market is "largely" and that no Federal agency "has attempted to exert more than a semblance of its authority to secure

equal access to the housing benefits it administers."

The Commission suggested that its recommendations for an executive order might be implemented through inserting a non-discrimination provision in written agreements, and by requiring that lending institutions adopt non-discrimination policies as a condition for dealing with FHA, VA or FNMA. But it did not attempt to spell out procedures or sanctions in detail.

THE COMMISSION also unanimously recommended that:

Communities receiving Washington, Oct. 5.—The Civil Rights Commission Federal urban renewal assistance be required to assure adequate relocation in order banning racial discrimination in federally aided housing for people displaced by slum clearance. (Rec. 4)

That the president direct the Urban Renewal Administration to require that contracts entered into between local public authorities and local public authorities and hower and even beyond the recent recommendations of private civil-rights groups.

That Congress require, in

the administration of the Interstate Highway Program,

that States assure decent, safe, and sanitary housing for persons displaced by highway clearance. (Rec. 5)

That the President direct all Federal agencies concerned with housing and with home mortgage credit to develop procedures for obtaining information on the availability of home mortgage credit to non-whites and other minority groups, and the extent to which they participate in the benefits of the housing programs administered by these agencies. (Rec. 7)

In addition to Commissioners Storey and Rankin, the other members of the Commission are:

Dr. John A. Hannah, Rev. Theodore M. Hesburgh, C.S.C., Dean Erwin N. Griswold, Dean Spottswood W. Robinson III.

Berl I. Bernhard is Staff Director of the Commission.

OCTOBER

Housing-Bias Ban Is Urged

Rights Group Calls On Kennedy To Act In U. S.-Aided Projects

By PETER BRAESTRUP

© New York Times News Service

The six-man bipartisan commission, headed by Dr. John A. Hannah, a Republican and president of Michigan State University, found that:

"At all levels of the housing and home-finance industries—from the builder and the lender to the real-estate broker and often even the local housing authority—federal resources are utilized to accentuate (discrimination)."

This, the commission stated, "is a strange phenomenon in a nation that cherishes individual freedom. For in housing, as elsewhere, the essence of freedom is choice."

Nevertheless, the panel report charged the Federal Government "has done virtually nothing" to prevent discriminatory use of federal housing and housing for the elderly.

However, Bernhard emphasized that the reported regulations would not affect the right of the individual homeowner to sell his house to whomever he chose. He also

stressed that housing bias was not confined to the South, but executive order, the commission had "particular significance recommended action in and impact in the large urban centers of the North and West."

Administration officials said Federal home-loan programs they expected considerable opposition to the commission's three key agencies to take proposals from segments of steps, possibly including commitments in writing, to assure nondiscrimination by builders, brokers, and banks participating in their programs.

The Kennedy Administration has been considering an executive order on discrimination in housing. During his campaign last fall, the President promised to issue such an order. But the details, timing, and scope of the order have

Mortgage Association, which "primarily business institutions buys and sells private homes" and not instruments for mortgages previously insured social reform.

by the F.H.A. or guaranteed by Agencies Also Object
the V. A.

Storey's objections, the regulators indicated, were shared by The President or Congress officials of the four federal supervisory agencies affected. Another commissioner, Robert S. Rankin, chairman of the Home Loan Bank Board, the political-science department at controller of the currency, the Duke University, filed a partial dissent. He urged that any operation, and the board of new regulation be limited to governors of the Federal Reserve System. *5/12* associations that are members of

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loan associations that hold mission, in addition to Han-
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Robinson, III, dean of Howard University Law School.

22

Relocation housing—Communities receiving federal urban-renewal assistance should be required to assure relocation in adequate housing for persons—now mostly Negro—who are displaced by slum clearance.

Urban renewal—The Urban Renewal Administration should require that contracts between local public-housing authorities and private redevelopers contain a provision assuring access to the housing to all applicants on a nonracial basis.

Highway program—Congress should require that, in the administration by the Bureau of Public Roads of the interstate highway program, states assure adequate housing for those displaced by construction.

Factfinding—All federal agencies concerned with housing and housing credit should undertake surveys to determine the availability of credit and the impact of federal housing policies among minority groups.

Sharply dissenting from the proposal for antibias regulation of federally regulated lending institutions was the commission's vice-chairman, Robert G. Storey, Dallas lawyer and former president of the American Bar Association.

Storey said he deplored racial bias, but declared himself "very much opposed to further (federal) intervention . . . into the affairs and policies of private financial institutions."

Such institutions, Storey contended, even when partly regulated by the Government, are

38c 1961

Appeals court upsets Deerfield case ruling

CHICAGO — Federal Judge J. Sam Perry who tried to slam the door in the face of developers of an interracial housing plan here was himself slapped down last week when the United States Court of Appeals reversed his ruling in the controversial Deerfield housing case.

The Court ruled that developers of the interracial housing project at suburban Deerfield were denied the right to prove their civil rights had been violated by halting of the project.

The court remanded the case to Judge Perry and ordered that the Progress Development Corp. be heard on its charge that it had suffered \$750,000 damages.

JUDGE PERRY ruled last March that the corporation's civil rights had not been violated by the village's action to condemn the land for school and park purposes; that village building officials were not harassing project carpenters; and the corporation was not entitled to damages.

The Court of Appeals noted that Progress sought an order restraining interference by village officials with its project. The firm also asked a trial by jury over alleged damages. Instead, said the court, Perry rendered a summary judgment dismissing the whole complaint.

The court stated in its decision: "No plaintiff is requested to prove his case on the merits of a preliminary hearing. The argument, after such a hearing on an equity issue, that no genuine issue of fact is disclosed is fallacious.

Judges in the unanimous ruling were F. Ryan Duffy, John S. Hastings and Latham Castle.

ILLINOIS

New Battle Front In Housing Quest



DAVID P. JONES, first Negro to own a home in Skokie, a northwestern Chicago suburb, manages a smile while being interviewed in his

home. Because of an ominous grouping of people which gathered around the home last week, the home is now under a 24-hour police guard.

Laud Skokie On Its Integration

BY ADOLPH J. SLAUGHTER

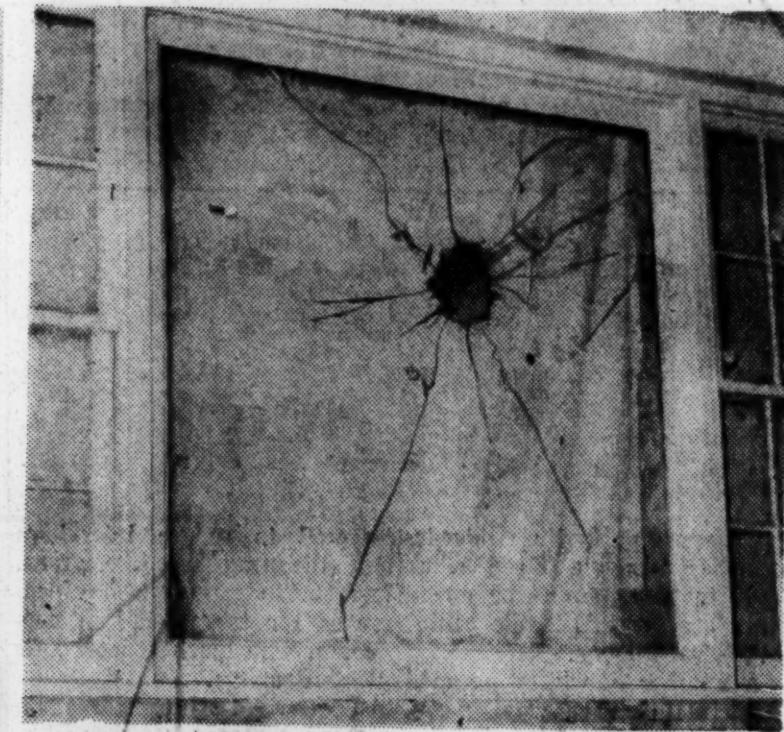
It is quite possible that Skokie, a small Illinois village of 60,000 souls, sitting on the northwestern tip of Chicago, might soon destroy that cursed American adage: **Bigotry makes cowards of the brave.**

For as Chicagoans sleep, work and play, a lonely man and a lonely woman each day return to a sparsely furnished tri-level home or wait tensely for a filthy phone call.

This is the current plight of Mr. and Mrs. David P. Jones, a youthful couple who recently purchased their home in Skokie. But this is not the complete story.

BRICK IN WINDOW

Jones, 28, a statistical analyst and Lois, his wife, 27 a chemist, occupied their home Jan. 31. But before they did, an



DAMAGE OF BIGOTS to the home of Mr. and Mrs. Jones, of Skokie, Ill., is plainly evident by the window above, believed broken by a brick.

Jones stated, however, that object believed to be a brick had been hurled through a front room window.

To an outsider, there was never much to distinguish Skokie from any other small provincial community. It had its stores, its schools, its churches, its industries and, of course, its all-white ways.

But the coming of the Joneses proved it had something else, also: It had its brave.

Mrs. Aimee Isgrig is director of the Illinois State Human Relations Commission and chairman of the local Skokie Human Relations Council.

Father Arthur Sauer is pastor of St. Peter's Catholic church. He, too, lives in Skokie.

Bernard Marsh is the village manager of Skokie who oversees the duties of six trustees.

His police chief is Thomas Ryan.

Rabbi Sidney Jacobs and the Rev. Raymond Bond head the largest Jewish and Methodist congregations in Skokie.

the cooperation and warmth extended by many people in Skokie have made their home-buying ordeal more than bearable.

These citizens of Skokie and many, many more have exerted every effort to maintain the integrity of their community and keep it among the ranks of the sane.

PROPERTY VALUES

Hundreds of families in Skokie have been visited to insure them that their property values will not decrease. On Jan. 30, visits were made to immediate neighbors of Jones informing them of their new neighbor.

The local clergy issued a statement abhoring violence and bigoted conduct and Village Manager Marsh, with the backing of his trustees, issued the following edict:

"The people of the Village of Skokie may rest assured that the Constitutional and civil rights of all citizens and property owners, old and new, will be protected with all the resources at our command.

"We are confident that all

citizens of Skokie share our determination to maintain law and order and to preserve the good name of our community."

Married for four years, the Joneses came from widely separated parts of the country to attend schools in Chicago. David, a former first lieutenant in the Army graduated from the University of Illinois and received his master's degree from Loyola university. He was born in Syracuse, N.Y.

Mrs. Jones was born in Oklahoma and received a B.S. degree in Chemistry from St. Francis college in Joliet. She also attended Fisk university, Nashville, Tenn. and Loyola university.

Jones said he searched for a year for a home and chose Skokie because it was closer to his wife's place of employment.

While sitting in the couple's home, it was obvious that Jones was tense, nervous, and perhaps frightened, although two policemen guard the home 24 hours a day.

Queried about his fears, Jones who said he hoped he might have avoided publicity, replied: "I guess the kids in the sit-ins and in New Orleans are frightened, too."

SEEKS BACKING

Rev. Fuqua urged Daley, "As Mayor of Chicago and chairman of the Cook County Democratic Central committee we call this to your immediate attention and urge you to use the influence of your office and the responsibility of moral leadership which attaches thereto, to stop any such reprisals that would victimize a white citizen who chooses to rent to a Negro citizen of Chicago."

He added, "When the nation has already branded us as residentially, the most segregated city of more than 500,000 in the U. S., we can ill afford to let public officials use their political position to force a private citizen to aid in preserving the condition of segregated housing."

by threatening him.

"If a man, because of the nature of our political set-up has allegedly threatening a recently appointed Assistant State's Attorney because he rents to Negroes.

In separate letters to Mayor Daley, State's Atty. Daniel P. Ward, and Edward Marciak, the executive director of the Mayor's Commission on Human Relations, Rev. Carl A. Fuqua, executive secretary of the Chicago NAACP, stated:

"Today we learned of a threat being received by a recently appointed Assistant State's Attorney that has overtones of the most flagrant kind of prejudicial tactics that can be employed.

He explained that Samuel Yoelin, a resident of the 47th Ward, was sponsored for his position as Assistant State's Attorney by the Democratic Committeeman of that ward. Owning property in the 46th Ward at 5100 N. Winthrop in which there are three Negro tenants, he was informed by his committeeman, George Wells, that the 46th Ward Committeeman, whose name is Lyman, had asked that political sponsorship be withdrawn unless Yoelin got rid of the Negro tenants.

Broker Admits Home Bias

Ivan Deutsch, D. & S. Realty company, 2439 E. 100th st., flatly refused to show a home his company advertised for sale Monday in a local daily to Mrs. Arasma Jon's telling her the Jeffrey Manor development had no Negroes or mixed people, the Defender learned this week.

The real estate operator's bias was confirmed later by the Defender when a woman reporter called the company and asked in a drawl about a house she'd seen advertised. The real estate man answered quickly, "We don't have anything. That house is gone."

When he was asked how he knew which house the caller meant, he answered curtly, "We don't have any houses, nothing at all." He reiterated this when pressed further and said he did not have one house for sale.

The same day, the Defender had a white man call the same company and ask about listings in the Jeffrey Manor, Marionette area. After he'd said he

NAACP Protests Threat In Rental To Negroes

The Chicago Branch, NAACP has protested the action of two democratic ward committeemen in allegedly threatening a recently appointed Assistant State's Attorney because he rents to Negroes.

had friends living there who told him to call D & S, the real estate operator told him he had a great variety of houses for sale from \$18,500 down to \$12,800, the price of the three bedroom brick Mrs. Jon's had seen advertised and called about.

Although she is a native Chicagoan, Mrs. Jon's is mixed Negro and Indian and has a slight accent over the telephone. The broker talked to her freely about the house and then asked where she lived. When he learned her address was 7003 Normal blvd., he asked her race.

When she told him she was Negro, he said he wouldn't sell to any African or Negro.

Mrs. Jon's told the Defender that she and her husband, Wilhelm, an American of German stock, wanted to buy a house in the city, and the house advertised at 97th and Jeffrey at \$12,000, \$500 down, was the only one she'd been able to find in advertisements within the city limits at that low price.

The Jon's who are Catholic, have three children; two of whom are attending parochial schools. Mrs. Jon's 29, said she met and married her husband when she was 13, attending a northside parochial school.

State's Attorney Says Threats Of Political Reprisal Follow His Renting To Negro Tenants

CHICAGO. — (AP) — A recently appointed assistant state's attorney here has charged that he had been warned to get rid of Negro tenants in an apartment building which he owns or lose his political sponsorship.

Samuel Yoelin, 52, a 47th Ward resident, said the threat was made by Frank Lyman Jr., 48th Ward Democratic committeeman, in whose ward the three Negroes reside.

Lyman, who denied Yoelin's charges, said: "I only told him to fix up the building. It's falling apart. I have no objection to Negroes."

NAACP Protests

The Chicago branch of the NAACP, in separate letters to Mayor Richard J. Daley, State's Attorney Daniel P. Ward, and Edward Marciak, executive director of the Chicago Commission on Human Relations, has protested Lyman's alleged threat.

In his letters the Rev. Carl A. Fuqua, executive secretary of the Chicago NAACP branch, said the alleged threat "has overtones of the most flagrant kind of prejudicial tactics that can be employed."

Building Violations

City Building department records show that Yoelin owns the building where the Negroes live.

The department has asked the corporation counsel's office to file receivership suits against Yoelin, saying 122 violations have been found in the two buildings.

Records show the buildings have been converted illegally.

Several Complaints

Electrical, plumbing, fire safety, housing zoning and other violations were found by task force inspectors.

Yoelin wrote one letter to the department in which he accused it of

UC Blocks Housing Integration

By ADOLPH SLAUGHTER

Chicago Defender
A huge Southside apartment hotel, the Versailles, at 5234 S. Dorchester, al-most ~~go~~ integrated two weeks ago when its owners

advertised that apartments were available to anyone. But the University of Chicago dashed in and rented the 12 vacant apartments and declared:

"Integration of the hotel was at least a year too soon." The university added that they needed the space for student housing of married couples next September.

The Versailles, one of a number of apartment hotels in the northeast section of Hyde Park is owned by IRMCO, Investors Realty and Management Corporation, at 128 S. Wacker Dr. It is managed by William Goldsborough who also manages the Wilmington Apartment hotel, at 49th st., and Drexel blvd. Goldsborough is a vice-president of IRMCO.

OWN OPEN OCCUPANCIES

Head of IRMCO is wealthy L. D. Richman who in the last 10 years has bought a parcel of expensive properties, renovated them, and when a ~~nd~~ where feasible, ~~he~~ attempted to initiate a quiet, but highly selective campaign of open occupancy. This was his plan for the Versailles.

But the University of Chicago, as the major institution in the Hyde Park-Kenwood community and faced with its own time table of renovating and integrating the Hyde Park area, turned thumbs down on the Richman plan. "It was too hasty," the school explained.

In justification of its position, Winston E. Kennedy, head of the university's Community and

ILLINOIS

Real Estate office, said their fore taking steps to renew the intent was not only to use the Hyde Park-Kenwood community Versailles (in which they would try).

try to place a Negro student "There will definitely be family), but other existing fewer people here," Kennedy buildings in the area. said, "and most will be in the

"We need 250 beds for un-middle class." He did not need married students and 100 to add that there will be many apartments for married students fewer Negroes, of both the mid-dents by September, 1962," dle and lower class. Kennedy said.

In an interview at his office in the university administration building, 5801 S. Ellis, Kennedy

said that approximately 70,000 persons currently lived in the Hyde Park area and that about 40 per cent are Negro. Future plans call for a change.

Kennedy stated that the university's first concern will be to find housing for its 6,000 member staff. The university is attempting to attract many who have moved away from the community.

Approximately 80 per cent of existing dwelling units in Hyde Park will remain, the housing director pointed out, but new, enforced building codes are going to prompt many de-conversions and help to decrease the population load of Hyde Park.

Of the more than 30,000 Negroes living in the community now, not quite 20,000 are expected to remain.

SOUTH CAMPUS PLANS

Kennedy also explained the University's "South Campus Plan," currently before the Land Clearance Commission, which proposes to take over a mile long of properties, one block deep.

This land runs from Stony Island to Cottage Grove ave. and from 60th street to 61st st. The university plans to add graduate schools for business and social service in this area, in addition to a center for continuing education (adults), social service, and a building for the U of C press. The U of C is asking the city to purchase the land.

Reflecting on the problem of the uprooted residents of Hyde Park, Kennedy explained that the university does not have the answer and cannot wait until the answer is forthcoming be-

Says Homes For Hoods But Not For Negroes

Chicago Defender 3-(25-31)-61
 "Any white hoodlum can live in our fashionable suburbs without difficulty," declared Frank McCallister, Director, Labor Education Division, Roosevelt University, in testimony before the Executive Committee of the Illinois House of Representatives in Springfield, March 15.

He contrasted the housing conditions in Atlanta, Birmingham and New Orleans where he said Negroes live in "practically all sections of the cities" with Chicago's southside ghetto. He and other witnesses urged the enactment of a freedom of residence bill.

McCallister told the legislators that when a Roosevelt U. colleague's wife, Mrs. Frank Untermeier of Deerfield, Ill., was traveling in Ghana last year with "her husband who was teaching at University college, she was asked a number of sharp and embarrassing questions about Deerfield, which has gained international notoriety."

He said, "Before we point the finger of scorn at our Southern neighbors, let's put our own house in order."

A Deerfield minister, Rev. Russell R. Bletzer, told the legislative committee that "Leadership and organization of the

opposition to the integrated housing project (in Deerfield) crystallized in the North Shore Residents' Association, whose chairman is not and was not a resident of Deerfield Village or Township. He lives in Vernon Township . . ."

"We consider such a charge, if proved, to be a denial of the necessary prerequisites to condemnation necessity and public use," the court held.

However, the Supreme Court ruled that the judicial inquiry could not engage in "any metaphysical investigation into the motives" of the park board members.

Court Overrules Deerfield, Ill., On Blocking Interracial Housing

New York Times
 SPRINGFIELD, Ill., April 29
 —The Chicago suburb of Deerfield must defend itself on charges that it abused the power of eminent domain by condemning a subdivision with a plan for interracial housing.

The Illinois Supreme Court ruled this week that the Lake County trial court should not have summarily dismissed the complaint. It grew out of a plan disclosed in 1959 by a land developer, Morris Milgram, that the civil rights questions.

he planned to sell to Negroes ten of fifty-one homes under construction in the all-white suburb.

Building inspectors found "technical defects" in the construction. Then the Deerfield Park board designated the subdivision as a park site and directed that the land be acquired by condemnation.

A law suit was brought on Mr. Milgram's behalf by Adlai E. Stevenson's law firm of Stevenson, Rifkind & Wirtz. It was alleged that "public power may not be used to deny any person the equal protection of the laws."

But the trial court refused to hear the civil rights issues in the condemnation suit. On that point, the Supreme Court disagreed.

The high court said that Mr. Milgram's complaint contained sufficient allegations "to charge the park board with using its power of eminent domain for the sole and exclusive purpose of preventing the sale of homes by [the developer] to Negroes in violation of [the developer's] right to equal protection of the law."

"We consider such a charge, if proved, to be a denial of the necessary prerequisites to condemnation necessity and public use," the court held.

However, the Supreme Court ruled that the judicial inquiry could not engage in "any metaphysical investigation into the motives" of the park board members.

"If parks are needed in the field, and if the land so selected for them is appropriate for that purpose," the opinion stated, "the power of eminent domain cannot be made to depend upon the peculiar social, religious or political predilections of either the condemning authority or the affected property owner."

A second suit was filed in the Federal Court in Chicago. The district court likewise dismissed the action, but the Seventh Circuit Court of Appeals remanded the case for pending trial on

the civil rights questions.

38c 1961

ILLINOIS

DEERFIELD, ILLINOIS

Asks To 'Film' The Deerfield Deerfield Case

NEW YORK CITY - \$75,000 Suit Revived

Metropolitan Broadcasting corp., which claims a potential radio and television audience of 20 million, has asked the Illinois Supreme court for permission to film and take oral arguments in the Deerfield housing case.

The case involves a builder's attempt to sell houses to Negroes in what is now the all-white village of Deerfield, a Chicago north shore suburb.

The proposed site was condemned for park land and Modern Community Developers and Progress Development corp., filed suit against the Deerfield Park district, claiming violation of the 14th amendment and the U.S. Civil Rights Act.

Federal District Judge J. Sam Perry dismissed the suit and a few days ago that decision was reversed by the U.S. Court of Appeals in Chicago. A new trial is pending.

Meanwhile, Progress Development corp.'s appeal against the condemnation moved ~~AN APPEAL~~ from the court through the state courts and condemnation is also pending in the oral arguments in the case are state courts, with oral argument set for Friday before the Illinois Supreme Court in Springfield.

Metropolitan Broadcasting Corp. said that statement to MCD board chairman David H. Scull of Annandale, Va., stated, "will make legal history in this "I feel confident of ultimate victory for human rights in Deerfield."

Metropolitan said its request was made in a telegram to MCD President Morris Mil-Chief Justice Walter V. Schaefer by Martin Weldon, director of interracial developments in Philadelphia, declared the Federal WNEW, one of the radio stations in the metropolitan group, MCD's effort to build only democratic communities. Freedom of residence must be won everywhere."

The Courier

Appellate Reverses Pittsburgh, Pa. Deerfield Decision

CHICAGO - The U. S. Court of Appeals has reversed Federal District Court Judge J. Sam Perry's decision in the famous Deerfield housing case on all three counts of Modern Community Developers' complaint against this all-white Chicago suburb.

The circuit court ordered a trial on the \$750,000 damage claim of MCD and its Illinois subsidiary, Progress Development Corp., with instructions that if proof sustains MCD's pleading, the court can enjoin state condemnation of the two sites.

The decision by the U. S. Circuit Court reversed Judge Perry's contention that MCD came into court with unclean hands because it would not sell all its houses to whites or all to Negroes.

AN APPEAL from the court through the state courts and condemnation is also pending in the oral arguments in the case are state courts, with oral argument set for Jan. 20, 9:30 A.M., before the Illinois Supreme Court in Springfield.

Commenting on the decision, MCD board chairman David H. Scull of Annandale, Va., stated, "I feel confident of ultimate victory for human rights in Deerfield."

MCD President Morris Mil-Chief Justice Walter V. Schaefer by Martin Weldon, director of interracial developments in Philadelphia, declared the Federal WNEW, one of the radio stations in the metropolitan group, MCD's effort to build only democratic communities. Freedom of residence must be won everywhere."

Ask Jail Term for Anti-Bias Housing Violators

7 Rights Members

The Iowa Bevelander
Seek Strong Powers

As Job Ordinance

Des Moines Iowa
The city council was asked last week to pass an ordinance prohibiting discrimination in all housing in Des Moines with a jail sentence or fines for any violators. *13-61*

38-6
In asking for the sweeping measure, the *Des Moines* Commission on Human Rights in its Apr. 5 meeting, passed a resolution (7-0), calling for the prevention of housing discrimination by anyone, including owners of real estate, real estate brokers, salesmen or agents, lending institutions and builders. The resolution stated that discrimination should be defined as: "Any difference in treatment in the sale, lease, rental, or financing of housing units of housing accommodations because of race, color, religion, ancestry, or national origin."

P.2 Same Procedures

The resolution asked that the commission on human rights be empowered to administer the ordinance in the same manner as it administers the city's job discrimination ordinance. Under that ordinance, the commission first tries to negotiate a voluntary settlement, then holds a public hearing, and finally can ask the city legal department to file a criminal charge.

Voting "Yes"

Violation of the proposed "fair housing practices ordinance" would carry a penalty of a \$100 fine or 30-day jail sentence, the commission proposed. Voting for the resolution were Joseph A. LaCava, chairman; Harold Goldman, Gerald E.

Bash, Robert A. Jackson, A. P. Trotter, Mrs. Edward Zerin, and Dr. Robert M. Johnson. Mrs. Wilma C. Hefti abstained and A. Arthur Davis was absent.

Cites Proof

Edward E. Shelton, executive secretary of the commission, said a well-documented case can be presented to the city council proving there is housing discrimination in Des Moines. In citing several examples, Shelton said many Negroes being displaced by the freeway and urban renewal projects have discriminated against by local real estate firms. He said many white Moines; two brothers, Wardell Coyle of Des Moines and John people have tried to sell their homes to Negroes but real estate companies would not co-operate in the sales.

Attending

Among those attending the meeting were: The Rev. Dendy Garratt, Wesley Methodist Church; the Rev. Ian McCrae, University Christian Church; C. H. Yarrow, American Friends Service Committee; Dr. Edwin L. Becker, Drake University Divinity School; the Rev. Harold Varce, St. Andrews Evangelical United Brethren Church; the Rev. Norman R. Olphin, Corinthian Baptist Church; Richard Greenwood, Polk County Labor Council; Rabbi Irving Weingart, Tifereth Israel Synagogue;

Others

Rabbi Edward Zerin, Temple B'Nai Jeshurun; J. B. Morris, Jr., advancement of Colored People; Miss Alice Meyers, Y. W. C. A.; the Rev. James K. Brown, Bethel A. M. E. Church; Mrs George Webber, 408 Lincoln court; Mr. and Mrs. Loyatus Clark, 1114 10th St.; Marion Williams, 1000 Center st.; Dr. Eddie Easley, 2905 Carpenter ave.; Mr. and Mrs. Murray Work, 665 Forty-eighth st.; Dr. and Mrs. Stanley Griffin, 1608 Forty-fourth st.

38c 1961

KENTUCKY

Suit Opposes Segregated Negro Housing Project

The Washington Post
FRANKFORT, Ky., July 10
UPI—A group of white residents of Mayfield, Ky., today sought to block a proposed Negro housing development by arguing that the segregated housing project would violate the 14th amendment to the U. S. Constitution, which guarantees equal protection of the laws to all persons.

The group filed a brief in the State Court of Appeals contending that the action of the Mayfield Municipal Housing Commission was "unreasonable, arbitrary and capricious," in attempting to place the Negro housing project in the south part of Mayfield rather than in the east or "bottoms," area where most of the Negro population now resides.

The brief said, "it is seriously contended by the white citizens and residents adjacent to the proposed Negro housing development that the action of the Commission violates the Federal Constitution and recent rulings of the Supreme Court in making the proposed housing development a segregated one."

7-11-61
Even though it be argued by the Commission that the appellants would not utilize the proposed development were it made available to them on a non-segregated basis, the fact that the proposed use . . . is strictly on a Negro-segregated basis would result in bringing into the area additional Negro families, and the forced mixing of Negroes from different sections of the city who in the past have not been able to live in peace and quiet . . .

It claimed this action "will adversely affect the property rights of the white residents bringing the suit and others similarly situated."

The suit brought by the white residents was dismissed by Graves Circuit Judge Elvis Stahr without a trial on the ground that the complaint failed to state a cause of action.

The white residents' brief also contended that the Negro citizens prefer a site proposed

earlier in the "Bottoms" area; that most of the Negro families presently live and attend schools and churches in that area, and that the land costs in the proposed South Mayfield site are excessive.

Police Chief, Mayor Asked To The Louisiana Weekly P.1 Act To Prevent More Trouble

White vandals over last weekend zeroed their firearms in on two Negro homes in the Franklin Avenue and Paris Avenue areas of the 8th and 7th wards and caused residents to flee for coverage as their homes were used as targets.

The first of the two attacks occurred early Friday afternoon about 4:30 p.m. when three pistol shots were fired in the front picture window of Mr. and Mrs. William H. Davis, Jr.'s home at 5736 Eads Street. According to neighbors the shots were fired by three white youths who were riding in a 1960 model station wagon. 4-1-61

Third district police investigating the incident identified the shots as from a .22 calibre pistol that shattered the Davis' window in their brick-home which is located on the corner of Eads and Athis, just one block off of Franklin Avenue.

The second incident followed a few hours later with the residence of Miss Beulah Brown, 4228 Duplessis Street, as the selected target.

According to Miss Brown the incident happened around 8:45 p.m. Friday, and was one of several in the past few weeks. Previously bricks on two different occasions had been tossed through her picture window and it had become necessary for personal security to secure the protection of a private policeman who was inside Friday at the time of the shooting fusillade. The private policeman, who was not identified, rushed from the house and fired at the fleeing automobile which was reported to be a '58 two-tone Chevrolet. Miss Brown stated that her home had been the target of brick-throwing on February 17 and 24.

One stated that when investigating police came to the scene their first question was "Are you a member of the NAACP," which evidently is an excuse for whites to "shoot-up" Negroes' homes and endanger the occupants' lives.

Negroes were among the first settlers to inhabit both sections which have become "target-ranges" for white hoodlums. According to testimonies of several families they have resided in the area more than fifty years.

One such family noted that they have resided in the Franklin avenue area "when the lake front was the present South Shoreline Avenue," which forms one of the boundaries of Camp Leroy Johnson, and Peoples Avenue was the only access to the community, which is rapidly becoming one of the more fashionable sections of this city.

The incidents have been reported to the chief of police, to city-councilman Theodore Hickey, Mayor Morrison and other city officials, asking that protection be given. Many citizens are of the belief that a stop could be made of such incidents if the city administration, starting with the mayor's office, would put forth the proper effort before a more serious incident occurs. Windows can be replaced, but not lives!



TARGETS OF JEALOUSY -- Pictured here are the two houses which were fired into by white youths driving in the vicinity last weekend. A taxi driver points to picture window of the house owned by Miss Beulah Brown, 4228 Duplessis St., where three shots were fired into the house. Whites, said to be jealous of the structure of the houses compared to their own, are suspected

of harrassing the occupants. In the second photo an arrow points to the shattered window of the home of Mr. and Mrs. William H. Davis, Jr., 5736 Eads Street. Both attacks occurred Friday of last week but bricks and other objects have been hurled at these and other homes in the rapidly developing area. (Photos by Porter's Photo News)

N. O. NAACP Pittman Makes Housing Bias Issue ^{P. 2}

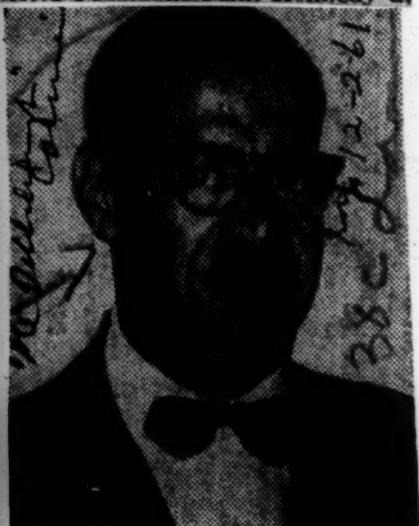
NEW ORLEANS — The local branch of the NAACP has pointed up the problem of discrimination in housing as a key issue in the field of civil rights, and asked that citizens beseech the White House in Washington with demands for an executive order to put an end to discrimination in federal-assisted housing.

"In virtually every community in the nation—North, South, East and West—Negroes encounter racial restrictions in their search for decent housing within their financial means," stated Arthur J. Chapital Sr., president of the New Orleans Branch NAACP.

Continuing, he added: "A substantial proportion of this housing being denied to them is developed and constructed with the direct financial assistance, or support, of the Federal Government."

Pittman
CHAPITAL SAID the NAACP deplores the continued willingness of the Federal Government to subsidize racial segregation in housing, and strongly urges that immediate corrective action be taken to halt "this unconstitutional use of Federal funds."

He urged citizens to wire, or write President John Kennedy at



APPEALS—A. J. Chapital Sr., president of the New Orleans branch, NAACP, urged all citizens last week, to write President John Kennedy for an executive order to put an end to discrimination in Federal-assisted housing all over the nation.

the White House, asking that he exercises "his moral and legal responsibility" by issuing an executive order guaranteeing that all American citizens enjoy equally all housing units, benefits, services and facilities aided directly, or indirectly, by the Federal Government, "without regard to race, color, religion or national origin."

Negroes Buy In White Md. Suburbs-Accepted

CONRAD CLARK

WASHINGTON (AP) — Dr. J. E. Roberts, Silver Spring, Md., and C. I. Cooper, dean of the College of Pharmacy at Howard University, are now residents in "white" Montgomery County (Md.) suburbs.

At a meeting of the Greater Washington Good Neighbor Campaign of All Souls Church, which seeks pledges against housing discrimination, Dr. Roberts told how he purchased his home.

He said that a bank which refused to give him a loan sent him a welcoming letter the day after he arranged financing with a Negro-operated lending institution.

He also recalled that a lawyer, "who tried to keep me out" congratulated him later for the landscaping job he did on his home.

RESIDENTS FOR YEARS

"There has been a marked change in the neighborhood since I moved there two years ago," Dr. Roberts said, adding, "three-fourths of the people now wave when I go by."

Eight years ago the dean from Howard bought his home in North Chevy Chase. He told the group "My neighbors have no complaints against me and I have no complaints against them."

Both men said they were rebuffed by white realtors, and they bought their homes through Negro real estate men. Both said, they only wanted decent homes, and were not interested just in entering white neighborhoods.

They did admit, however, that they received a "few phone calls" and frosty treatment at first, but after that they experienced fairly routine acceptance by their neighbors.

Housing Plan Offers Integration

By Invitation

WASHINGON, D.C., Mar. 22 (AP). — Integration by invitation is the latest wrinkle of a private organization known as Baltimore Neighborhoods Inc.

William Boucher, III, president of the group, announced it has begun a program of persuading white home buyers to move into half-a-dozen neighborhoods in North Baltimore.

The neighborhoods have undergone a transition from white to Negro in recent years. Most of the homes are single-family dwellings selling for \$15,000 to \$25,000.

"We are not attempting to close off these neighborhoods to Negroes," said Mr. Boucher. "Instead, we are trying to assure that whites also move into these areas to maintain integrated neighborhoods."

Boston CORE Wins Biased Housing Test

Chicago Defender 2-11-17-61
BOSTON. The Massachusetts Commission Against Discrimination ordered Anthony J. Colangelo, owner of Glen Meadow apartments, to rent an apartment to Maurice Fowler or face contempt of court charges.

In August, Fowler, a contract negotiator for the U. S. Air Force, was refused an apartment allegedly because he was a bachelor. On the same day several white CORE testers, also bachelors, were offered apartments. Fowler then filed a complaint with the MCAD.

Colangelo explained to CORE negotiators including CORE Chairman Alan Gartner that he used various factors in banning applicants but that he didn't discriminate on the basis of race. He offered to put a statement on the application form to the effect that there was no racial discrimination at Glen Meadow. This was never done.

CORE then canvassed the 110 apartment development and found that nine bachelors were living there. Colangelo asserted that he had been misunderstood and that he meant to exclude only bachelors who were living alone.

CORE testers then got approximately 70 per cent of the tenants to indicate that they favored a policy of nondiscrimination. Colangelo frequently called the police to order the CORE teams off the development. In each case the CORE groups stood their ground, explained the situation to the police and refused to leave. They were never arrested.

CORE negotiators told Mr. Colangelo that they had discovered two bachelors in the development who had no roommates. Mr. Colangelo indicated that this must have been an error on the part of his rental

agents. The group asked him if he would accept Fowler if he took a roommate. "No. He's a troublemaker," was Colangelo's reply. Colangelo admitted that he had never met Maurice Fowler personally.

OCTOBER

38c 1961

MINNESOTA



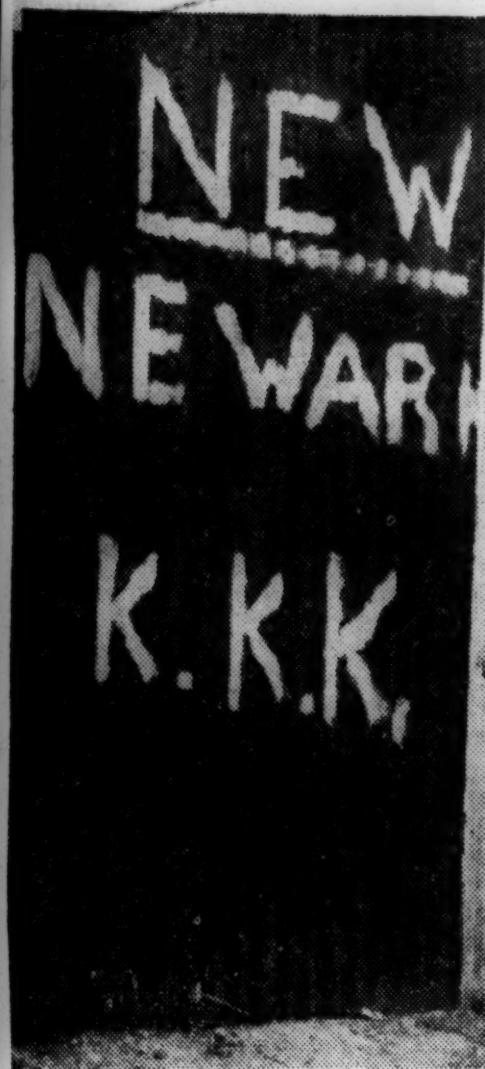
The Washington Post, Thurs - 10-26-61 Associated Press

They Finally Found a Home

The Mina E. Minas and their children—a family without a country for the past five years—have been granted permanent residency status in this country and are now eligible for citizenship. The Rev. Mr. Mina, a Congregational minister who was born in Egypt, married his present wife five

years ago while they were attending Bethel College, Newton, Kan. After threats of deportation, a Minnesota Congressman obtained the right for them to remain in this country. They will make their home in Jackson, Mich., where Mr. Mina is an associate minister.

NEW JERSEY



NEW NEWARK? — Panel at left shows sign painted on fence around property of William Marlowe at 25 Bryant St. At right Mr. Marlowe, who plans to build a \$40,000 apartment house on lot,

Effigy of would be builder is swung from tree

The American
P. 20 dat 10-28-61

By SAMUEL HOSKINS

Painting
NEWARK
Threats, Ku Klux Klan signs, arson and possible harassment under pretense of governmental authority are the tactics being used to prevent a veteran of

NEWARK

He also found a sign painted on the streetside fence:

holds door to tool house which was burned. He says white residents of the area have vowed: "You'll never put up a building on that property."

World War II from building in north Newark.

The would-be builder, William Marlowe, 51, a post office clerk, who owns a lot at Bryant and Lincoln Sts., says white residents of the area have told him "You will never put up a building here."

Marlowe, who resides in another section of the city, found an effigy of himself hanging from a tree in front of the property and a tool shed burned when he went there, last week, to do some work.

a \$50,000 apartment house says he bought the property following his discharge from the Army, after almost three years service in Guam, Saipan and Guadalcanal.

Marlowe has been a postal clerk for 14 years. He plans to construct a three-family, modern apartment building.

Although he has obtained two building permits, he says someone tore down the signs after they were posted. On three different occasions the fence around the lot has been destroyed, he says.

Marlowe also states that on a number of occasions he has received notices from

the city health department which appear to reiterate some of the petty complaints by residents such as cut the grass, clean off the lot and remove the tool house.

He also stated that almost daily traffic violation tickets are put on his automobile—even in other sections of the city.

"I think this is a form of harassment," he declared.

HE SAYS THAT he experienced considerable difficulty obtaining the building permit, that it was issued only after he considered legal action.

Marlowe also revealed that efforts to finance the construction of the building through the regular banking institutions have not been successful.

"I think this is due to the well-known practice of banks to honor the unwritten agreement not to finance housing for colored in the so-called restrictive neighborhoods," Marlowe declared.

He also revealed that efforts have been made by a group in the area to buy the lot.

"I TURNED DOWN an offer of \$10,000," he said, adding: "The property is not for sale. If I'm any kind of a man, I'm honor bound to go through with my plans to build."

He vowed that he will not be intimidated into abandoning the effort.

"We stood firm in Guam, Saipan and Guadalcanal," he said. "I'll stand firm here at home."



**NEWARK, N. J. NOT JACKSON,
MISS.** — William Marlowe, Newark
postal clerk, looks at effigy of himself
hanging from tree in front of lot he
owns at 25 Bryant St., apparently

placed by residents of the area who
oppose his building an apartment
building on the property. Tool house
was burned and KKK sign painted on
fence.

TEANECK STUDIES HOW TO INTEGRATE

*The W. J. Jones
Growing Negro Population*

Raises Problems for
'Model' Community

New York

By JOHN W. SLOCUM
Special to The New York Times

TEANECK, N. J., March 4—
For the last six weeks this town of 42,000 residents has been examining in the open a problem its leaders say must be solved if Teaneck is to maintain its widespread reputation as a model community. *3-5-61*

The problem is how to integrate a growing Negro settlement into a residential community that up until 1954 was virtually all white. *P. 60*

In 1954 twenty-eight Negro families moved into the northeast section adjacent to the Negro quarter of Englewood. They are the first of what are now estimated by the Mayor to be 400 families, representing about 3 per cent of the population.

Panic selling attributed to scare tactics by real estate brokers was begun by white residents in 1956 and reached its peak more than a year ago. Since then, according to Mayor Matthew Feldman, it has been "slowed to a walk."

Solution Sought

Six workshops were conducted over the last six weeks at Teaneck High School by experts in human and race relations under the auspices of the Mayor's Advisory Board on Community Relations. Mr. Feldman hopes these will lead to a program that will produce a "balanced community where knowledge, mutual respect and understanding will replace suspicion and fear of one's neighbors."

The board was established by the Mayor and Council in December, 1960, despite some opposition. Its goal was to stop panic selling, ease racial and religious tensions and reach the source of conflict, Mr. Feldman said.

At the final workshop this week, Prof. Henry T. Lipman of New York University, who was moderator of the first five sessions and consultant at the last, issued a warning as he summed up.

Teaneck will have to inte-

grate throughout the community or put up with a Negro quarter, he said. He declared the problem was one of maintaining balance and opening the entire area. He described tactics of real estate men as the focal point.

Education of the whole town is necessary, he went on, as is individual acceptance of responsibility, opposition to bias and work in local groups.

Negroes have an added responsibility, he said. This is to make an effort to become part of the community.

The workshops drew 102 registrants, among whom were Negroes and representatives of church, civic, fraternal and school groups and municipal agencies. The participants were addressed by experts and then discussed the problem.

Reports from the discussions will be evaluated at N. Y. U. The university's report will go to the advisory board, which will pass on to the Mayor and Council the ideas it thinks merit attention.

NEW YORK Housing Study Reveals:

White Homebuyers Are Accepting Integration

Chicago Defender wk 4-28-61 Chicago, Ill

NEW YORK, N. Y.—Large log of (Negro) demand has thors feared that the number of collar workers, and the remaining numbers of whites in Northern cities are buying houses in racially mixed neighborhoods re-dropped sharply; and many of regardless of whether they prefer the market barriers have been lowered.

SEE DECLINE

"Under these circumstances it is not likely that the transition period of the postwar decade will persist. As potential purchasers observe mixed areas that have maintained this balance over a longer period of time, the anticipation of inundation will decline."

The report also concludes that in Northern metropolitan areas Negroes are less and less subject to unfavorable economic discrimination when they seek to buy a house, either in purchase price or in obtaining financing for mortgages.

SURVEY ATTITUDES

The authors of the study are Chester Rapkin and William G. Grigsby, professors at the University of Pennsylvania's Institute for Urban Studies. Their findings are based chiefly on a survey of attitudes toward race among house buyers in four separate Philadelphia neighborhoods with a total population of 50,000. The study also draws upon the work of many other scholars who have examined the problems of housing integration.

In general, Rapkin and Grigsby feel that Northern cities have passed their most explosive period for integrating Negroes in their neighborhoods.

The North is unlikely to experience many more rapid transitions complete in its neighborhoods, they said for "the back-

of white purchasers would be so small as to make statistics meaningless. But they soon discovered that of 2017 purchases for owner-occupancy, 443 were by white and 1574 were by Negro families.

DISCUSS CHARGES

"This in itself," they write, "is one of the most significant findings of the entire investigation. It sheds doubt on the premise that once Negroes enter a neighborhood, no white will purchase in the area thereafter."

Through a unique series of depth interviews and surveys, Rapkin and Grigsby develop a set of conclusions which challenge widely accepted beliefs relating to minority housing problems: *38c ny*

* Many whites will buy houses in mixed neighborhoods whether or not they object to Negro neighbors.

* Negroes are not necessarily disadvantaged in mortgage negotiations, but may even receive better mortgage terms.

* Negroes are not necessarily compelled to pay more for housing than whites, but may pay less.

ANALYSIS OF CONCLUSION

Here is a point - by - point analysis of the conclusions, as presented by the authors:

Rapkin and Grigsby found that many whites in the mixed areas under study did not even bother to look for houses in all-white areas. More than one-fourth of the white purchasers bought on the same street front or facing the same street front on which Negroes lived.

Before their study, the au-

Thus generally average Negro families were accepted in all-white blocks. Only three out of 45 "first families" reported any "disagreeable occurrences" when they moved in, and only two had any difficulty finding a white owner to sell to them.

DISCUSS CHARGES

It has been widely alleged that Negroes are likely to be charged more for mortgages than whites. The Rapkin-Grigsby study shows that the opposite may be true: because they are largely among buyers rather than sellers, they are not penalized by the large discounts associated with VA and FHA mortgages. Moreover, in a comparison of closely matched houses, Rapkin and Grigsby challenge the view that Negroes always pay more for a house than white purchasers.

Of the 42 pairs of houses they studied, only 23 were occupied by Negro families who paid more; in two cases prices paid by Negroes and whites were the same; ratios of price to assessed valuation were also similar.

From this Rapkin and Grigsby conclude that the usual "dual-market" view does not really correspond with the facts: Negroes and whites compete in a single, but rather complex market, at least in mixed areas of the general type under study. Nor did lending institutions appear reluctant to break blocks: 17 were associated with one racially mixed area, and all were run by whites.

Rapkin and Grigsby attempt to foresee whether a pattern of concentration or dispersion of nonwhites will become established. They note that like other ethnic groups, Negroes may to some extent want to live near each other. "Although segregation may disappear," they write, "congregation may not."

However, they believe that "Of all the factors that will determine the ultimate racial composition of our urban areas, perhaps attitudes are most important. It has been noted that many whites did not think of themselves as living in mixed areas even though they knew there were Negroes only a block away. This may well be a precursor to a more pervasive change in attitude."

There is little doubt that both whites and Negroes have improved their view of each other over the past decades . . . With widening educational opportunities and opening of new occupational lines, differences between whites and nonwhites diminish. As this time approaches, perhaps men will be more and more inclined to choose their neighbors on the basis of their essential worth and not according to the color of their skin."

BIAS UNITS ARGUE ROLE IN NEW LAW

The Wig. J. Jones
State's Housing Act Brings

Question on Cases Here

New York

A dispute between state and city agencies has arisen over jurisdiction in housing discrimination cases here.

On one side is the State Commission Against Discrimination, which contends it will have exclusive authority in housing cases after Sept. 1. On the other side is the city's Commission on Intergroup Relations, which hopes to maintain and even to extend its jurisdiction.

The apparent conflict results from the state's new Metcalf-Baker Law. The law, which becomes effective Sept. 1, obliges the State Commission Against Discrimination to handle most of the state's private housing cases.

For the most part it covers the same housing dealt with by New York City's three-year-old housing discrimination law,

which empowers the Commission on Intergroup Relations to act in bias cases.

New Statutes Passed

The city commission has sought to retain and to strengthen its authority by obtaining several amendments to the statutes governing it. Two of these were passed by the City Council last Tuesday, and three more are scheduled to be voted on today.

The city agency also asked the Corporation Counsel last week for an opinion on its status in housing cases under the new state law.

Privately, the city commission has expressed the hope that it could continue its work in discrimination matters alongside the state agency.

But Elmer A. Carter, chairman of the state commission, said yesterday that he saw no room for city activity in the housing areas that had been turned over to state authority.

"My own opinion," he said, "is that it was the intent of the Legislature to give exclusive jurisdiction to the state in cases of discrimination in housing."

"I am not awaiting any opinion of the Corporation Counsel or the passage of amendments," he added.

Asked to comment on Commissioner Carter's remarks, the executive director of the city commission, Dr. Frank S. Horne, said there was nothing in the state law defining the course of action in a case where city statutes also applied.

The New York State Committee on Discrimination in Housing, a volunteer organization, prepared a legal memorandum in October, 1959, on a possible future dispute.

The memorandum concluded that a city law would have to be "inconsistent" with state law in order to be superseded by it. The fact that the two laws were or were not identical would not be cause for the invalidation of the city law, the committee found.

Mrs. Frances Levenson, executive director of the committee, said yesterday that her group would like to see the state and city agencies work side by side in the city.

"There is enough to be done by both agencies," she added. "And I think it would be possible to work out programs that would erase duplication so that they would complement each other."

The apparent conflict results from the state's new Metcalf-Baker Law. The law, which becomes effective Sept. 1, obliges the State Commission Against Discrimination to handle most of the state's private housing cases.

For the most part it covers the same housing dealt with by New York City's three-year-old housing discrimination law,

12 CITIES' SUBURBS

CALLED 93% WHITE

The Wig. J. Jones
Parley Told Ratio Has Held

Since '30—Prejudice Cited

New York N.Y.

By WILL LISSNER

Suburbs of the nation's twelve largest metropolitan areas have maintained a white population of 93 to 99 per cent since 1930, population analysts were told here yesterday.

Harry P. Sharp, director of the University of Michigan's Detroit area study, said that lack of money and mortgage credit had been an important factor in keeping non-whites, mostly Negroes, out of these suburbs.

But the chief factor, he told the Population Association of America, is racial prejudice reflected in restrictive selling practices of all kinds.

Working with the latest census data, he compared the white and nonwhite populations with those reported in previous censuses.

The metropolitan areas studied were New York, Los Angeles-Long Beach, Chicago, Philadelphia, Detroit, San Francisco-Oakland, Boston, Pittsburgh, St. Louis, Washington, Cleveland and Baltimore.

Slight Rise Is Noted

Since 1930, the proportion of nonwhites in the suburbs has risen very slightly, Mr. Sharp told the parley at the Barbizon-Plaza Hotel. Nonwhites were 3 per cent of the total in 1930 and 5 per cent in 1960.

In six of the twelve suburban areas, including New York, there has been almost no change in the ratio of the nonwhite population since 1930. In five—Philadelphia, Pittsburgh, Washington, Cleveland and Baltimore—the proportion of nonwhites has declined. In one, San Francisco-Oakland, it has increased.

This has happened despite what Henry S. Shryock Jr. of the Census Bureau called the "striking extent" to which Negroes are continuing to diffuse from the South to the North and West and from rural areas to big cities.

As for the large cities themselves, Mr. Sharp said, eight of the twelve cities had considerably fewer whites within their borders than in 1930. The exceptions are New York, San Francisco and Washington, with about the same as in 1930, and Los Angeles, with more. But in all the central cities

the proportion of white has "declined drastically," Mr. Sharp said.

Michael Root of the Library of Congress, analyzing the Soviet 1959 census, reported findings that contradicted Soviet propaganda and widespread impressions in the United States.

Measured by percentage increases in population since 1940, the Soviet eastern regions grew phenomenally, he said. Yet the net redistribution of population is rather surprisingly small. As before the war, he found, 75 per cent of Soviet citizens continue to live in the western territories, which comprise only half the country's land area.

The Soviet Union's city dwellers amount to less than 50 per cent of the total, or about the level reached by the United States in 1910. Two world wars, the civil war, famine and collectivization appear to have cost the Soviet Union 40,000,000 people, he said. The country has 20,000,000 more women than men in ages over 30.

Soviet levels of educational attainment do not approach 1959 rates in the United States. Mr. Sharp found that the Soviet Union had about 4,000,000 college graduates, or less than half the United States figure.

10 BRIEFINGS SLATED ON HOUSING-BIAS LAW

The Wig. J. Jones
Ten open meetings to inform the public about the new law that bans discrimination in much of private housing have been scheduled by the State Commission Against Discrimination.

New York
The first meeting will be held at White Plains May 17 and the second at Albany May 23. Others, for which the dates have not yet been set, are planned for Hempstead, Poughkeepsie, Syracuse, Utica, Binghamton, Buffalo, Rochester and New York City, the commission said.

Mon. 5-1-61
The law, effective Sept. 1, bans bias in the sale or rental of multiple dwellings, private homes built in groups of more than ten, and in commercial space. It also covers the activities of brokers and real estate agents.

Elmer A. Carter
Elmer A. Carter, commission chairman, said that the law would cover 40 to 45 per cent of the state's housing and 70 to 80 per cent of New York City's.

Citizens' Panel Seeks to Settle Racial Dispute in City Housing

New York

By LAWRENCE O'KANE

A citizens' committee is seeking to act as mediator in the dispute between the State Commission Against Discrimination and the City Housing Authority over the authority's tenant selection policies.

The group, representing thirty-eight civic, religious and labor organizations, is the New York State Committee on Discrimination in Housing. Its roster of seventy-six directors includes such prominent names as Mrs. Franklin D. Roosevelt, Robert C. Weaver, Charles Abrams, Hortense W. Gabel and Stanley Isaacs.

The citizens' committee quietly entered the dispute before the November election in an effort to keep the conflict over the authority's controversial methods of integrating public housing and politics. Algernon D. Black, the committee's chairman, said: "We entered the case as a friend of the public and of both agencies. The matter was blasted into the press at the time of the campaign and great harm could have been done if it had become a political football between the Republicans and the Democrats.

Algernon D. Black, the committee's chairman, said: "We entered the case as a friend of the public and of both agencies. The matter was blasted into the press at the time of the campaign and great harm could have been done if it had become a political football between the Republicans and the Democrats.

Miss Levenson said that within the committee itself there was no unanimity on the complex problems involved in the campaign, and great harm could have been done if it had become a political football between the Republicans and the Democrats.

At the core of the disagreement is a question of political philosophy: What is the role of the Housing Authority? Is it to provide housing for those who need it? Or may it incorporate into its mission other worth-while social ends?

The authority's officials argue that it is taking affirmative action to achieve integration, thereby carrying out a mandate of the Mayor.

But their critics contend that the authority had made public statements vacuous for whites and details of its program of with-raising income limits to keep holding apartments from one or whites in the projects, reduce another racial group to reduce the low-rent housing supply for ethnic overconcentration in any the nonwhite group that needs

NEW YORK

it most. A SJC A. D. expert says:

Question Is Legality

"We don't question the authority's purposes. But we do question whether the methods are legal. If one person entitled to an apartment is kept from it because of race, the law has been violated. If that's the case, why not admit it, then get on with the business of seeking legal ways to achieve the objectives they want. Or even changing the law."

The commission now has about nine complaints pending against the authority.

As an example of the people the state agency is seeking to protect, the expert described a SCAD chairman Elmer A. Carter. It followed a public hearing of charges brought by a Negro youth who declared that the barbershop raised its haircut price for him after it had discovered his race, and was signed by the three commissioners who conducted the hearing: Commissioners J. Edward Conway, Mary Louise Nice and Bernard Katzen.

To save money and spend more time with her children—reasons the authority would ordinarily accept—she asks to be transferred to a project near her job. She is turned down because she is a Negro and the available units are being held far for that the state law against discrimination was being violated by the Housing Authority.

Such a refusal, the commission says, would violate the law against discrimination.

DISCRIMINATION

LAID TO NEGROES

New York City Advertiser

NEW YORK (AP)—A State Supreme Court justice has ruled that Negroes who picketed a Harlem liquor store owned by a white woman to force the hiring of more Negroes as liquor salesmen—were guilty of "discriminatory racial practices."

An injunction against further picketing was issued Wednesday by Justice Henry Epstein.

Epstein ruled that no labor dispute was involved. He said the pickets merely were attempting to get around an injunction obtained by a salesmen's union last year. This injunction forbade any group or individual from trying to force retail stores to buy liquor supplies from salesmen on the basis of race or color.

Clip N. Y.'s The Courier \$5 'Kinky Pittsburgh, Pa. Haircuts

Dec. 2-18-61

NEW YORK—A Long Island barber was directed to commence immediately to cut Negroes' hair without discrimination and to remove from his premises a sign reading "Kinky Haircut-\$5."

The order was issued by the State Commission Against Discrimination and announced by F. Kempf jr., rector of St. James the Less Protestant Episcopal Church, Scarsdale, told members of his congregation that he would not welcome to Holy Communion any parishioners who had assented to barring the youth from the ball, where seventeen young debutantes were to make their debut.

Lives in Manhattan

The identity of the youth was not disclosed until yesterday. He is the son of Mr. and Mrs. William L. Hernstadt of 150 W. 59th St., Manhattan. The family also has a summer home at 41 Park Road, Scarsdale.

The debutante who had picked Michael as an escort did not attend the ball after he was barred. Identified for the first time yesterday, she is Pamela Nottage, the daughter of Mr. and Mrs. Paul H. Nottage, of 11 Findlay Ave., Hartsdale. Mrs. Nottage said yesterday her daughter was not in town and said neither she nor her husband would discuss the incident. "The best we can do is to let it drop," she added.

Michael said that when the incident happened, he "was hurt but not religiously—more socially." He said he had "absolutely no regrets" about his family upbringing and said he had "learned to live with discrimination."

"I was hurt that the girl who selected me as her escort was extremely upset and her family was upset," Michael said. He said his parents felt it was unfortunate the incident happened but said they are "behind Father Kempf 100 per cent, as I am."

He added that he only hoped the stories about the incident "don't get twisted too much."

"To discriminate against them would be just as bad as discriminating against me," Michael Cunningham Hern-

stadt, nineteen, sophomore attember that he was barred from the University of Colorado attending the ball but "kept it said when reached by telephone to himself." Mrs. Hernstadt at Boulder, Colo., said the girl submitted

He said he was the son of a Michael's name as an escort to Jewish father and a Roman Catholic mother, but both parents gave up their religions finally came out when he came home Dec. 16 for the Christmas holiday," Michael's mother said.

Mrs. Hernstadt said she has "three wonderful sons." Her oldest son, William H., Hernstadt, twenty-five, is the writer of a stock market letter on companies and developments in science. Her other son, S. John, Hernstadt, twenty-two, is traveling in California and Mexico, Mrs. Hernstadt said. Her husband is a retired stock-broker.

No Animus Says Youth In Bias Case

New York City Advertiser
No Hard Feelings
Against Golf Club

By Richard L. Madden

The youth who was barred from escorting a debutante to the Holly Ball at the Scarsdale Golf Club, Hartsdale, N. Y., on the ground he was born Jewish

said yesterday he holds "no hard feelings" against the club.

"To discriminate against them would be just as bad as discriminating against me," Michael Cunningham Hern-

Michael had known since Sep-

Housing Bias Curb Nears Albany Vote

Passed by Senate, Now in Assembly

By Keith R. Johnson

ALBANY, Mar. 20.—The Assembly moved tonight toward enacting a historic law limiting housing discrimination in New York State.

The measure passed the Senate earlier today, 48 to 9, after an hour and a quarter of debate.

Its coverage extends to sale or lease of many multiple dwelling units and housing developments, and to commercial space as well. The bill also forbids discrimination by brokers and by financial institutions that make loans for the purchase or improvement of homes.

The only Negro Senator James L. Watson, D., Manhattan, pointed out that New York State was "no longer the leader in this type of social legislation."

Four other states and the cities of Pittsburgh and New York already have housing legislation on the books. The new state law would take jurisdiction over New York City housing away from the city's all-housing but owner-occupied commission on Inter-Group Relations and vest it in the State Commission Against Discrimination.

The bill carries a \$100,000 appropriation to SCAD for administration and enforcement. Its sponsors are Sen. George R. Metcalf, R., Auburn, and Assemblyman Bertram L. Baker, D., Brooklyn. Both men

have been associated with the cause of fair housing for many years.

A measure defeated last year but proposed again this year by Gov. Rockefeller would have covered houses in developments of ten or more contiguous units, and all multiple dwellings—i.e., all residences with three or more apartments. The bill passed today modifies that language to exclude a three-family dwelling in which the owner occupies one apartment.

Opposition from Up-State

All opposition to the bill in the Senate came from Up-state with eight Republicans and one Democrat voting in the negative.

They were Sens. Julian B. Erway, D., Albany; Austin W. Erwin, R., Geneseo; Mrs. Janet Hill Gordon, R., Norwich;

Ernest I. Hatfield R., Poughkeepsie; Robert C. McEwen, R., Ogdensburg; George Paine, R., Keeseville; George H. Pierce, R., Olean; Walter VanWig, R., Herkimer; and Henry A. Wise, R., Watertown.

Those who spoke in opposition argued that the bill would discriminate against an owner who wished to do with his property as he saw fit. Sen. Erwin, chairman of the Senate Finance Committee, put it this way:

"I am told that I can't use my own money to build houses on my own property and do what I please with it. I must submit myself to the will of someone else."

Attacked as Inadequate

Several Democratic Legislators attacked the bill as inadequate, noting that it would cover only 20 per cent of Up-state housing units, but all voted for the measure.

The only Negro Senator James L. Watson, D., Manhattan, pointed out that New York State was "no longer the leader in this type of social legislation."

The Senate sponsor, Mr. Metcalf, reported that "we can't start running before we walk." A Democratic amendment extending coverage of the bill to one-and-two-family dwellings was defeated by a party vote.

Senate minority leader Joseph Zaretzki, D., Manhattan, said it had "all the good features of the bill before us, plus an extension to an adequate number of housing facilities throughout the state." He continued:

"If we are going to eliminate discrimination let's do it once and for all. Let's not do it piecemeal."

An Historic Step

Explaining the bill, Sen. Metcalf said it was "an important step, an historic step." He said it would add 620,000 housing units Upstate and on Long Island to the 1,800,000 in New York City already covered by the city law enacted in 1958.

Thus, he said, more than 2,000,000 residences of the 5,600,000 within the state will come within the scope of anti-bias legislation. "This law," he said, "if enacted, will cover more housing than any other law in any other state."

Sen. Metcalf paid a tribute to Senate majority leader Walter J. Mahoney, R., Buffalo, for his role in getting the bill passed. "No one will ever know

how much he has done to make this legislation possible," he said.

Last year, the Governor's proposal passed the Assembly 131 to 17, on adjournment night. However, two successive conferences of the Senate Republican majority could not agree to approve the bill.

131 to 17, on adjournment

Lowell said would be most involved are the Building Department, the Education and Housing and Redevelopment Boards and the Police and Fire Departments.

Mr. Lowell stressed the need for "healthy neighborhoods" that are "integrated, flexible and sensitive to changing needs."

"Segregation is immoral and always has been," he said. "Separate but equal is not equal."

131 to 17, on adjournment

CLINIC IS FORMED
ON HOUSING BIAS
C.O.I.R. Group Is Designed
to Remedy Ethnic Problems

131 to 17, on adjournment

Among New Neighbors
State and Local Groups
in Rockefeller Plan

131 to 17, on adjournment

A prescription for the ethnic problems of the "nervous neighborhood" was offered yesterday by Stanley H. Lowell, chairman of the Commission on Inter-Group Relations.

Mr. Lowell announced the formation of the Neighborhood Clinic, a commission service designed to "diagnose and remedy," before they arise, problems that surround the movement of ethnic groups into new neighborhoods.

He said that, for example, when a Negro family purchased real estate in a white neighborhood a psychological tension developed in the white residents, who "didn't know whether to move or not."

Speaking for the amendment, Senate minority leader Joseph Zaretzki, D., Manhattan, said it had "all the good features of the bill before us, plus an extension to an adequate number of housing facilities throughout the state." He continued:

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RYE COUPLE SUES STATE IN BIAS CASE

*Part 200
Negroes Seek Revocation of
Landlord's Charter*

NEW YORK

and the state's public policy.

The suit said:

"The defendants, by not suspending the charter, not only condoned the acts of racial discrimination but also reward the corporation by permitting it to benefit from tax concessions and limitation of personal liability of stockholders."

A couple who said they had been rejected as tenants in a Rye, N. Y., apartment house because they were Negroes filed suit yesterday to compel the state to revoke the corporate charter of the apartment building's owner and operator.

The couple, M. Paul Redd and Orial A. Redd, were identified in the court papers only as Rye residents. The suit, filed in Federal Court, named Governor Rockefeller and Secretary of State Caroline Simon as defendants. Rye Colony, Inc., is the owner and operator.

A complaint had been lodged earlier with the State Commission Against Discrimination. The commission said it had no jurisdiction because the law ruled out discrimination only in publicly assisted housing.

The law has been amended to bar discrimination in some multiple dwellings built with private funds, but the change does not take effect until Sept. 1.

Lefkowitz Seeks Action

After S.C.A.D. turned the case down, an appeal was made to Attorney General Louis J. Lefkowitz, who took the case into state Supreme Court. The court ruled against Mr. Lefkowitz, citing the commission's decision.

As a result of the couple's having tried to get into the Rye Colony apartments, a seven-foot cross was burned and a large firecracker set off on the lawn

of a white couple who had tried to help them.

Paul Zuber, attorney for the couple, contended their rights of due process under the Fourteenth Amendment had been violated. He said the corporation had adopted a policy of not renting to Negroes.

Mr. Zuber said the corporation's charter should be annulled because on its initial application for incorporation its officers had not stated that one of its aims was to exclude Negroes. He asserted that the corporation's policy contravened state law

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TENANTS ACCUSE COLUMBIA OF BIAS

The New York Times
Redevelopment Called Bid
to Displace Minority Groups

P. 43 M

By MARTIN ARNOLD

Columbia University has been charged with an attempt to drive Negroes and Puerto Ricans from the Morningside Heights area.

The charge was filed last Thursday with the State Commission Against Discrimination.

The university has denied the allegation.

The complaint was made by two tenants of the Devonshire Hotel, 542 West 112th Street, a corner of Broadway.

They contended that the university had undertaken a Morningside Heights redevelopment

program whose purpose is "to eliminate Puerto Ricans and Negroes from this area."

Evictions Questioned

Further, the tenants said, the only reason Columbia University has chosen to evict the tenants from the Devonshire is to rid it of Puerto Ricans and Negroes.

They charged the building's owner and Columbia with having entered "into an agreement which, in effect, discriminates against us because of our national origins."

Last month Columbia University took over the mortgage on the Devonshire; a single-room occupancy, ten-story structure, and agreed to lend its owner, Sol Henkind, money to renovate the building.

Subsequently the university sold shares in the mortgage to Remedco, a real estate investing company owned by nine institutions in Morningside Heights.

The nine institutions are Columbia University, Barnard College, Teachers College, Riverside Church, Corpus Christi Roman Catholic Church, International House, St. Luke's Hospital, Jewish Theological Seminary and Union Theological Seminary.

Priority for Columbia

Remedco has agreed to invest \$1,500,000 in the hotel as part of its plan to provide suitable housing for staff members of its institutions and to help

eradicate slums from the neighborhood.

Mr. Henkind has agreed to renovate the interior of the building with new apartment units, new elevators, air conditioning, new heating and a new roof. In addition he has agreed to give Columbia personnel the first chance to rent the new apartments.

The complaint was filed by Adelaide S. Arena and Betty Greco, president and treasurer, respectively, of the Devonshire Tenants Association. The association was formed by the building's tenants to fight their eviction.

A spokesman for the university issued the following statement yesterday:

"There is no foundation, of course, for any suggestion of discrimination against any group in the rehabilitation of the Devonshire. On the contrary, Remedco is attempting to help the landlord make a positive contribution to the effective housing facilities of Morningside Heights."

"None of the educational institutions makes color or race a factor in the acceptance of qualified students. St. Luke's accepts patients without regard for color or creed. International House, in large part, is made up of students from many lands. The policies of these institutions are reflected in Remedco."

Charges To Be Studied

A spokesman for the state commission said the charges would be investigated.

In another action the tenants' association, through its attorney, Harris L. Present, asked the State Rent Commission to rule that the Devonshire was not a hotel and that its apartments were subject to rent control.

The building was decontrolled in 1947 and in 1952 was granted hotel status by the Rent Commission.

When Columbia took over the mortgage on the Devonshire, its tenants received eviction notices. Of the nearly 350 persons living there at that time, 160 remain and they face court action if they are not out by Monday.

If the State Rent Commission decides to hold a hearing on whether the Devonshire is a hotel, these evictions will automatically be stayed.

Columbia owns and operates as a landlord forty-five apart-

NEW YORK

38c 1961

NEW YORK

NEW ROCHELLE BIAS IN REALTY CHARGED

Special to The New York Times.

NEW ROCHELLE, Feb. 17.—The lawyer for Negroes seeking increased integration in elementary schools here demanded today that the state revoke the licenses of real estate brokers who, he said, blocked Negroes from buying homes in white neighborhoods.

The lawyer, Paul B. Zuber, told Governor Rockefeller that if the state did not act, he would seek a "review of the inaction" in Federal court.

Mr. Zuber wrote that he had heard repeatedly that segregated housing here was the cause of segregated schools. Real estate brokers are perpetuating the problem, he said.

"Negroes are told to their faces that certain houses are unavailable to them solely because they are Negroes," he wrote. "Some brokers change their tactics if they believe that the Negro buyer might claim discrimination—he doubles the asking price of the house."

Anthony Sutton, president of the New Rochelle Realty Board, said Mr. Zuber's charges were untrue.

"In my ten years as a broker here," he said, "I have known of no case of a Negro being discouraged or prevented by a broker from buying a house wherever he wanted. In my experience, no Negro has come to buy a \$40,000 or \$50,000 house in the finest white neighborhood. The Negroes have bought in neighborhoods they could afford."

38c 1961

PENNSYLVANIA

Negro Moves Home

From Northern City

Montgomery
LEVITTOWN, Pa. (AP) — William Myers, Jr., ~~the first~~ Negro to move into this community, has taken his family to York, where he says there are "better job opportunities." Myers, his wife, Daisy, 38, and their three children moved away Friday. There were eight days of demonstrations when they arrived here Aug. 13, 1957. State police had to be brought in at one point to protect their house.

Negro's House

Stoned Again

Montgomery, Pa. 11/14/61
PHILADELPHIA, Pa. (AP) — Philip A. Savage, field secretary for the National Association for the Advancement of Colored People, said Tuesday state police protection has been promised a Negro couple who moved into a previously all-white neighborhood and had its house stoned.

He identified the couple as Vergola and James H. Gaines and said they moved into a \$19,000 split-level home in a housing development at Suburban Lima. Both are Philadelphia school teachers. Mrs. Gaines is a niece of U. S. Rep. Robert N. C. Nix, D-Pa., Savage reported.

Montgomery, Pa.
The NAACP official said the Gaines' home was stoned Monday for the second time since they moved in last Sept. 21. Windows were broken at a stoning Oct. 15.

38c 1961

At Alexandria, Va.

VIRGINIA

Journal and Guide
Minister Can't Buy Home;
Norfolk, Va.
The Reason: He's A Negro

Sat. 1-14-61

ALEXANDRIA, Va. — After 15 months as pastor of the Meade Memorial Episcopal church here the Rev. John C. Davis is still living in part of the Sunday school classrooms at the church.

Though Rev. Dr. Davis and his wife have the money to buy and are eager to buy a home, nothing is available in the Alexandria area.

"**EVERYDAY** any number of homes are listed in the papers, but as soon as I tell them I am a Negro they say they have no Negro housing," he said.

Rev. Dr. Davis said he would like to buy a house near the Virginia Theological Seminary where he does part of his work. He also said that he could find a nice home in Washington immediately. But that would mean driving 15 miles each day. He said he would like to live in his diocese.

The corridors and closets at Meade Memorial Parish hall are piled high with boxes and packages the Davises cannot unpack. Many of their belongings remain in Cleveland where Rev. Dr. Davis pastored the St. Andrews church for 17 years.

In addition to his personal inconvenience, Dr. Davis is concerned with the crowded conditions at the church. Many classes are crowded into inadequate space to make room for the pastor.

In his unsuccessful search for suitable living quarters, Rev. Dr. Davis has been supported by the Alexandria Ministerial Association, the Council on Human Relations and the diocesan bishop.